

# Hartshorn Cottage, Ash Church Road, Ash, Surrey, GU12 6LX

CLARKE C·G GAMMON 1919

# Hartshorn Cottage

## ASH CHURCH ROAD, ASH, SURREY, GU12 6LX

Hartshorn is an exceptional Grade II listed former medieval hall-house, believed to date from the 14th century, occupying a prominent position beside the historic St Peter's Church in the heart of Ash. Rich in character and local history, the property has undergone a full and sympathetic renovation including remedial work, following an earlier fire. Traditional building techniques and skilled craftsmanship have been employed to preserve and celebrate its architectural heritage, whilst creating a remarkable home equipped for modern living.

Behind its attractive red-brick elevations lies an intriguing and highly individual home, combining centuries-old character with an extensive programme of modernisation. The renovation has been comprehensive, encompassing virtually every element of the property, with specialist craftsmen and traditional techniques employed to preserve its historic fabric, whilst retaining the features and proportions that reflect Hartshorn's long and fascinating past.

The front entrance opens into the hallway, from which the accommodation flows into a beautifully appointed kitchen/dining room. Fitted with bespoke, high-specification cabinetry, the kitchen provides a contemporary contrast to the historic surroundings and creates a generous space.

To the rear is a back hall incorporating a practical utility/boot room and utility area, fitted with high-quality bespoke cabinetry providing dedicated space for a freezer, washing machine and tumble dryer. There is also a downstairs cloakroom with a walk-in shower, access to the garden and parking area, and a staircase rising independently to one of the first-floor bedrooms. This unusual arrangement reflects the evolution of the building over many centuries and contributes to its individual character.

The versatile formal dining room is approached from the hallway and forms one of the most atmospheric rooms within the house. A substantial inglenook fireplace provides a striking focal point and serves as an immediate reminder of the building's origins. From here, a further staircase rises to a first-floor landing. Opening from the dining room is the dual-aspect living room, a wonderfully characterful reception space benefitting from excellent natural light and a further fireplace. A cellar, accessed directly from the hallway, provides additional storage.

On the first floor, the accommodation provides three double bedrooms in total, reached via the property's two separate staircases, together with the principal shower room, comprising walk-in shower, wash basin and WC.

Outside, the property is complemented by an attractive landscaped rear garden, creating a private setting in which to relax and entertain. Parking is also provided to the rear, with access directly into the utility/boot room.

A planning application (ref. 25/P/00988) has been submitted for the erection of two additional dwellings within the rear grounds of the property, together with associated access, parking and landscaping. The application remains undetermined, presenting an opportunity for an incoming purchaser to consider the future potential of the site, with any decision to pursue the proposal left entirely to their discretion, subject to the necessary planning consents.

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**Local Authority:** Guildford Borough Council Tax Band
**Services:** All mains services are connected to this property

## HISTORY

Hartshorn is believed to have originated as a 14th-century timber-framed hall-house associated with the neighbouring St Peter's Church, traditionally providing accommodation for local clergy. In its earliest form, the house would have incorporated a double-height open hall beneath exposed roof timbers.

Following the Dissolution of the Monasteries, the building was subsequently adapted for use as an inn and became known as the White Hart Inn, serving travellers on the historic route between Guildford and Aldershot. Local folklore has long linked the building with highwaymen; although sometimes associated with Dick Turpin, local historical accounts instead connect the former inn with the notorious 18th-century highwayman Jerry Abershaw.

The building underwent substantial alteration during the post-medieval period, when an upper floor was inserted into the original open hall and much of the timber structure was enclosed in brick and local heathstone. Further restoration took place in 1904, a date commemorated on the front elevation.

Today, features of Hartshorn including the red-brick elevations, leaded casement windows, traditional roof form, substantial fireplaces and the internal arrangement provide visible evidence of the property's evolution over many centuries. Its special architectural and historic interest was formally recognised when Hartshorn was designated a Grade II listed building in 1984.

## KEY FEATURES

- Exceptional example of a Grade II listed former medieval hall-house
- Fully and sympathetically renovated, using traditional techniques and skilled craftsmanship
- Three generously proportioned bedrooms arranged across the first floor
- Bespoke, high-specification kitchen and utility/boot room
- Characterful dining room with impressive inglenook fireplace and dual-aspect living room with further fireplace
- Ground floor shower room and first floor bathroom
- Extensive rear garden with off-street parking
- EPC: D























## SITUATION

Ash is a long-established Surrey village lying between Guildford and Aldershot, with origins extending back to the Saxon period. Historically a rural settlement bordering the former Windsor Great Forest, the village developed considerably following the arrival of the railway during the 19th century, while retaining several important historic buildings and landmarks, most notably St Peter's Church immediately beside Hartshorn.

The village provides a convenient selection of everyday amenities, including local shops and services, pubs, places to eat and recreational facilities. Ash railway station is approximately five minutes' walk from the property, providing direct services towards Reading and Gatwick Airport, together with connections to London Waterloo via Guildford. Reading also provides onward connections towards Heathrow Airport.

For a more extensive range of shopping, dining, leisure and cultural facilities, the larger centres of Guildford and Farnham are readily accessible. Guildford in particular offers a comprehensive town centre, mainline railway station, convenient access to the University of Surrey and excellent road connections, while the surrounding Surrey and Hampshire countryside provides plentiful opportunities for walking and recreation.

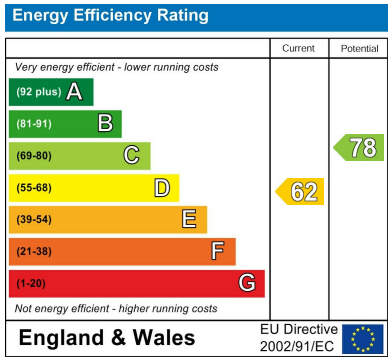




## DIRECTIONS

What3Words reference: ///speak.galaxy.light

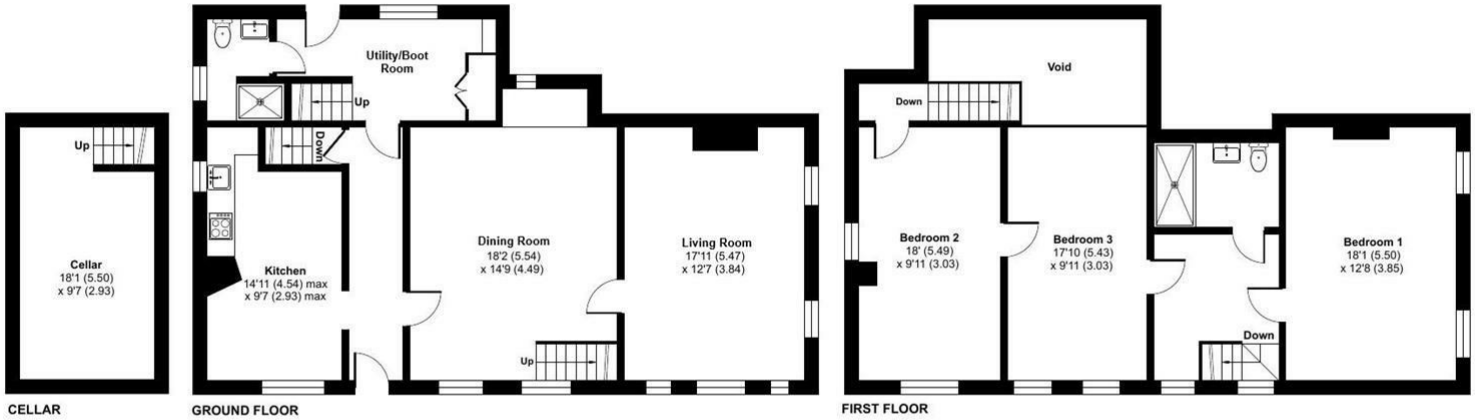
**An exceptional Grade II listed medieval home, sympathetically restored for modern living, with extensive gardens and further development potential.**



# Ash Church Road, Ash, Aldershot, GU12

Approximate Area = 1911 sq ft / 177.5 sq m (exclude void)

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Clarke Gammon. REF: 1542342

**AGENT'S NOTE**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.