



# THE OLD BARN

Ash Green, Surrey



# A BEAUTIFULLY CONVERTED PERIOD BARN OFFERING HIGHLY ADAPTABLE ACCOMMODATION

Set in a rural location with the benefit of land and a former sand school.

## Summary of accommodation

Entrance hall | Drawing room | Kitchen | Dining room | Family room | Reception/bedroom with en suite bathroom  
Separate cloakroom | Galleried bedroom | Shower room

Courtyard with three stables | Stores | Plant room | Cloakroom | Utility room

Courtyard garden, field and former sand school

**In all about 2.6 acres**

**Distances:** Guildford 7.9 miles (London Waterloo from 34 minutes)

Farnham 6.2 miles (London Waterloo from 51 minutes), Farnborough 5.5 miles (London Waterloo from 35 minutes)

**Airports:** London Heathrow 25 miles, London Gatwick 40 miles

(All distances and times are approximate)

## SITUATION

Nestled amidst picturesque landscapes, Ash Green combines rural living with contemporary convenience on the Surrey/Hampshire border. Offering excellent local services as well as well-linked thoroughfares including the A31 and A331 (Blackwater Valley). Guildford, as well as nearby Farnham are easily accessible and offer superb educational, recreational and leisure facilities within historic settings. Embrace the perfect fusion of tranquillity and seamless road connections that make Ash Green such a superb location.

## THE OLD BARN

The prominent highlight of this remarkable property resides in its predominantly single storey converted barn, which provides generously proportioned accommodations that have been beautifully revitalised. Originally serving as a former agricultural barn, the property has been meticulously transformed by our clients, resulting in its current seamless functionality.

The ground floor of the barn encompasses an exceedingly spacious vaulted drawing room, with a central log burner that adds to its charm. Ascending via a spiral staircase leads to the bedroom area. Adjacent to the drawing room, on its left, lies a versatile family room and reception room, complete with an attached bathroom and cloakroom. This could easily become a principal bedroom. Continuing through the drawing room and towards the barn's right side, one encounters a well-appointed family bathroom. This is then followed by a dining room that seamlessly connects to a fully equipped farmhouse kitchen, complete with an electric AGA.

Across the courtyard area, directly facing the barn, there are several stables that are presently serving as storage facilities.



## GARDENS AND GROUNDS

The Old Barn is centred around a very pretty paved and cobbled courtyard. There is access off Pound Farm Lane and it will be the responsibility of the new owner to widen the entrance to allow vehicular access and parking. There is also a further courtyard garden which faces south and west, ideal for lazy afternoons. On the opposite side of the single track lane is the gate to the field with former sand school, ideal for those wishing to keep livestock. The extensive grounds are a serious feature of the property and represent a rare opportunity to buy a beautiful country property in an idyllic setting.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**First Floor**

**Ground Floor**

Approximate Gross Internal Area  
3818 sq ft / 354.7 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## PROPERTY INFORMATION

**Services:** The property has mains water, electricity and private drainage, underfloor heating via a heat pump.

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band G

**Tenure:** Freehold

**EPC:** C

**Directions**

**Postcode:** GU12 6EQ

**What3words:** ///volunteered.ramble.fermented

**Viewings:** Viewing is strictly by appointment through Knight Frank.



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