



Little Hannocks Close, Ash, Aldershot, Surrey, GU12 6BD

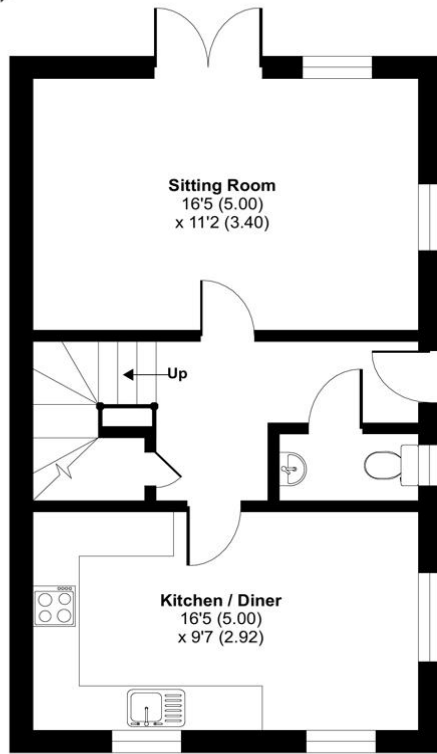


## ACCOMMODATION

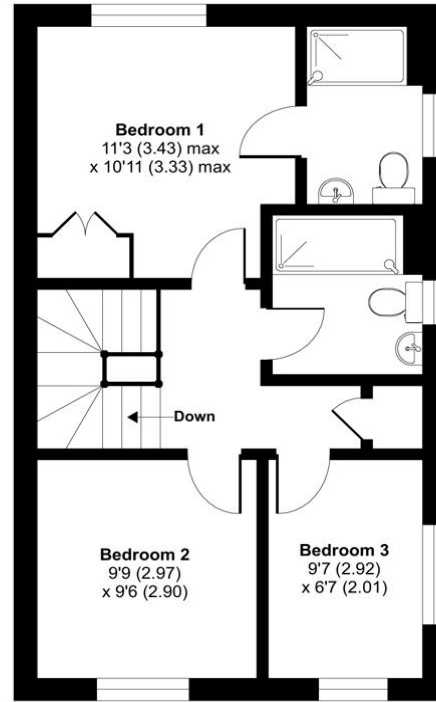
Constructed in 2022 by Bewley Homes is the stunning detached property situated within the popular Ash Lodge Park. The property has woodland views and offers plenty of walks locally. Upon entering the property, you are greeted by a bright and airy entrance hall, with understairs storage space and a convenient downstairs cloakroom, leading through to the modern kitchen/dining room, which offers a double aspect as well as a range of fitted appliances. The spacious sitting room is located at the back of the property, also offering a double aspect with French doors leading out to the rear garden. Upstairs on the first floor is the principal bedroom with an en-suite shower room and fitted wardrobes, two further bedrooms and a family bathroom. Externally to the front there is driveway parking for two cars and access to the garden via a side gate. The rear garden is fully enclosed by wooden fencing with a small patio area, the rest of the garden is mainly laid to lawn.



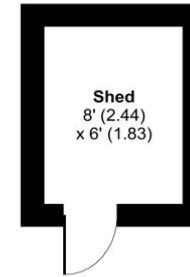
Approximate Area = 976 sq ft / 90.7 sq m  
Outbuilding = 48 sq ft / 4.4 sq m  
Total = 1024 sq ft / 95.1 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1070597



## SITUATION

The property provides good access to the A331 which in turn links to the A31, A3, M3 and M25 is readily available. Ash station provides access to Guildford, Aldershot and Reading and Ash Vale station provides a fast service to London Waterloo. There is a selection of local amenities and services in Ash including convenience stores, sought-after schools including Ash Walsh and Ash Manor and specialist retail outlets.



### **SPECIFICATION**

- Three-bedroom family home
- Close to countryside walks
- Kitchen/dining room
- Separate sitting room
- En-suite shower room and family bathroom
- Private rear garden
- Driveway parking

### **LOCAL AUTHORITY**

Guildford Borough Council  
Council Tax Band: E

### **GUIDE PRICE**

Asking Price £495,000

### **TENURE**

Freehold

Annual Service Charge: £236.16

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.