

# Toad Hall, 16 Vale Road, Ash Vale, Aldershot. GU12 5HJ.



**£650,000** Freehold



Situated within a short walk of the village centre is this older style detached character home set well back from the road within beautiful gardens and grounds. Given the impressive plot size, the property offers enormous scope to enlarge and improve, subject to the usual consents. The principle accommodation comprises of a triple aspect sitting room with feature fireplace with inset log burning stove, separate dining room, kitchen and downstairs shower room. On the first floor there are three bedrooms and the family bathroom. In addition to the primary accommodation, there are numerous storage areas and workshops attached to the main building, along with a double garage with further storage behind. The property is approached by a long tarmac driveway providing parking for numerous vehicles which in turn leads to the garaging. There is a side access gate which leads into the gardens and grounds which are a superb feature of the home, and at the side of the plot is a further access leading to the canal tow path. The property is also conveniently located approximately one mile from Ash Vale mainline railway station.

EPC: D Council Tax Band E: £2,754.06 per annum



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	77
(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	

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## GROUND FLOOR

### Reception Hall

UPVC front door, tiled flooring, radiator, stairs to first floor.

### Living Room

26' 0" x 13' 9" (7.92m x 4.19m) Triple aspect, feature open fireplace with inset log burning stove, bay window to front, two radiators, sliding patio doors to lean-to conservatory.

### Dining Room

14' 7" x 11' 8" (4.45m x 3.56m) Front aspect with bay window, radiator, archway through to:

### Kitchen

10' 7" x 10' 6" (3.23m x 3.20m) Fitted with a range of base and eye level units with roll-edge work surfaces, 1½ bowl stainless steel sink unit with mixer tap and drainer to the side. Built-in dishwasher, space for cooker, cooker hood above, space for fridge, gas boiler, door to:

### Utility Area

Space for further fridges and freezers, space and plumbing for washer and dryer, further sink unit, drainer to side, cupboards under. Part glazed door to front, further archway through to storage area and stable door to rear garden. Further doorway to:

### Workshop

Light and power.

### Shower Room

Walk-in shower cubicle, low level wc, wash hand basin with cupboard below, further range of built-in cupboards with sliding doors.

## FIRST FLOOR

### Bedroom 1

11' 8" x 10' 8" (3.56m x 3.25m) Overlooks the rear gardens. Built-in wardrobes with sliding doors, radiator.

### Bedroom 2

14' 6" x 6' 1" (4.42m x 1.85m) Dual aspect, eaves storage, radiator.

### Bedroom 3

8' 11" x 8' 9" (2.72m x 2.67m) Overlooks the rear gardens, radiator, built-in cupboard.

### Bathroom

Corner bath, low level wc, pedestal wash hand basin, part tiled walls, double glazed window with obscure glass, radiator, shaver point.

## OUTSIDE

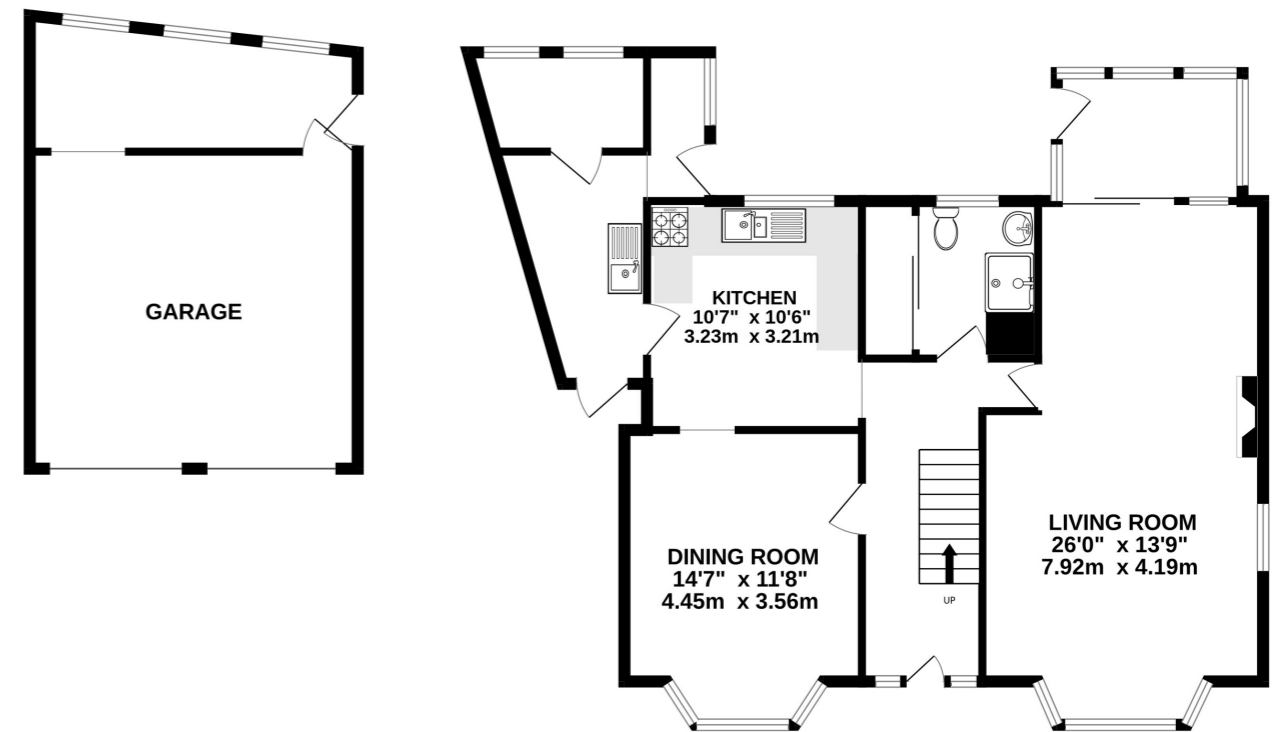
### Gardens

To the front is a tarmac driveway providing off-road parking for several vehicles. There is also side access to various outbuildings leading to the formal gardens. The gardens extend through the sides of the property with various stores and sheds and formal areas of lawn, mature trees, shrubs, vegetable patch, all of which is enclosed by a mixture of fencing and mature hedging. Another wonderful feature is a side access gate which leads to the tow path to the canal.

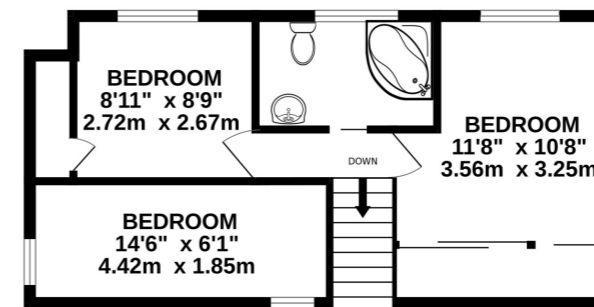
### Double Garage

Twin up-and-over doors, power and lighting, archway through to the rear shed.

GROUND FLOOR  
1270 sq.ft. (118.0 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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