



Sherwood House, Woollards Road, ASH VALE, Hampshire GU12

GUIDE PRICE £425,000 Freehold

Tucked away along a charming unmade lane that leads directly onto the open ranges, this delightful period cottage offers a rare combination of character, space and an exceptional setting in the very heart of Ash Vale.

The accommodation is both generous and well balanced. At the heart of the home is a large open-plan living and dining room, featuring a character fireplace that creates a warm and inviting focal point. The kitchen breakfast room is fitted with a comprehensive range of integrated appliances and offers ample space for casual dining. Double doors open directly from the kitchen onto the side garden, seamlessly blending indoor and outdoor living.

Upstairs, the property provides four bedrooms, all served by a larger-than-average family bathroom. The bathroom is particularly noteworthy, fitted with a corner bath as well as a separate shower enclosure. The cottage further benefits from double glazing and gas central heating throughout.



- FOUR BEDROOMS
- DRIVEWAY PARKING
- KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZED
- CLOSE TO TRAIN STATION
- CHARACTER COTTAGE
- OPEN PLAN LIVING/DINING ROOM
- LARGER THAN AVERAGE BATHROOM
- LOCATED ON THE EDGE OF THE RANGES



Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

