



Woollards Road, ASH VALE, Hampshire GU12 5DS

PRICE £475,000 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.

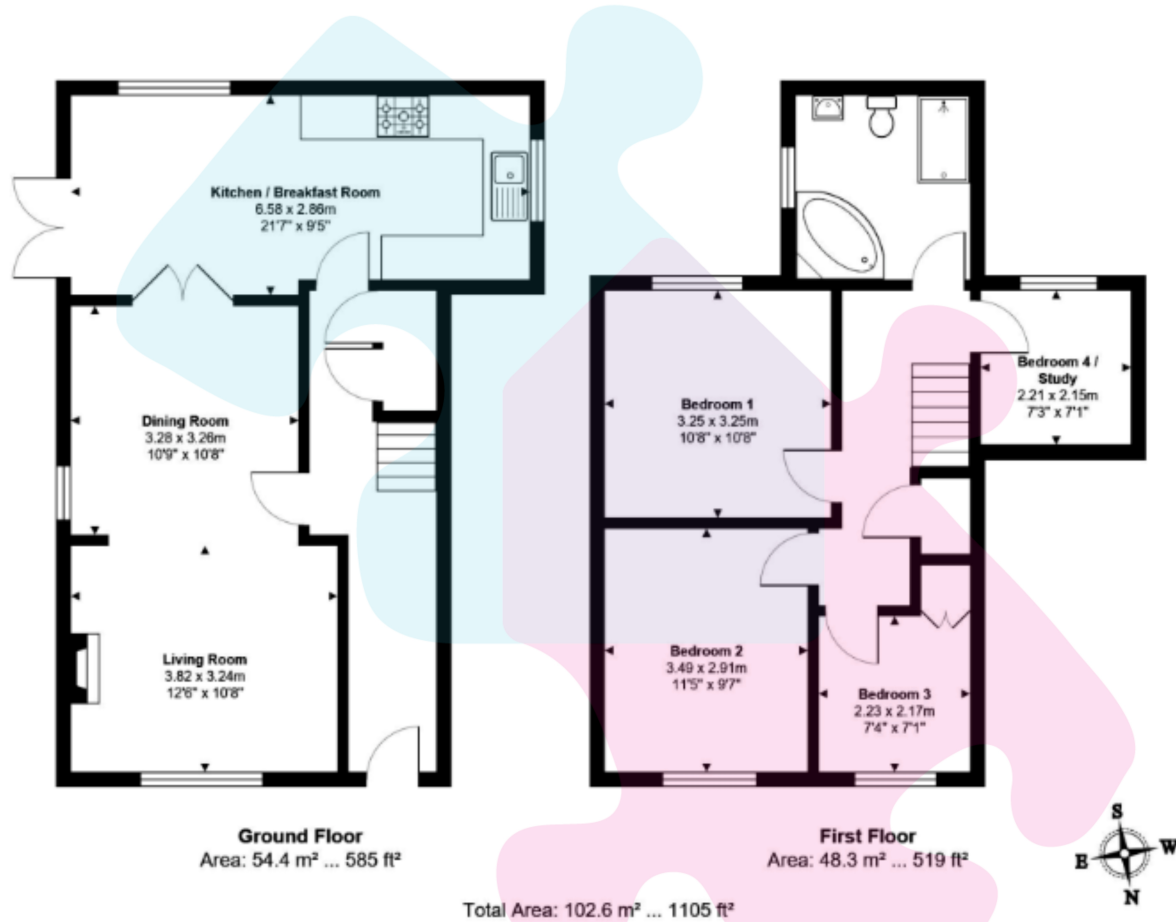
The accommodation is both generous and well balanced. At the heart of the home is a large open-plan living and dining room, featuring a character fireplace that creates a warm and inviting focal point. The kitchen breakfast room is fitted with a comprehensive range of integrated appliances and offers 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.

Outside, the garden enjoys a good degree of privacy with mature screening and a raised decked area, perfect for entertaining or relaxing. There is also access around to the front of the house. To the side, a private driveway provides off-road parking for one vehicle.

Perfectly positioned, the property sits within easy reach of local shops, independent pubs and cafés, as well as the scenic Basingstoke Canal. Ash Vale station offers convenient connections to Reading, Gatwick Airport and London, while the nearby ranges provide hundreds of acres of open heathland, ideal for walking, cycling and outdoor pursuits.





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.

- 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

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