



ESTATE AGENTS



Pound Farm Lane, Ash Green, Surrey, GU12 6EH

Asking Price £1,500,000

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A well presented and modern bungalow occupying a generous 3.15 acre plot, with equestrian facilities.

This bungalow comprises spacious living room with French windows and bay window to the front, large kitchen with French windows leading to the garden and patio area, the kitchen comprises a range of fitted units and built in appliances. A door from the kitchen leads to the separate utility room. Towards the rear of the property are three generously sized bedrooms, one with ensuite, the property also features a family bathroom.

Among the extensive 3.15 acre plot are the equestrian grounds which include a sand school, stables and paddocks. There is also a garage and a single storey out building.

- Three Bedrooms
- Detached Bungalow
- 3.15 Acre Plot
- Open Plan Kitchen/Diner
- Separate Utility Room
- Gated Access Driveway
- Paddocks, Stables and Sand School
- Built in 2018
- Excellent Presentation



Floorplan



Approximate total area⁽¹⁾
1359.46 ft²
126.30 m²

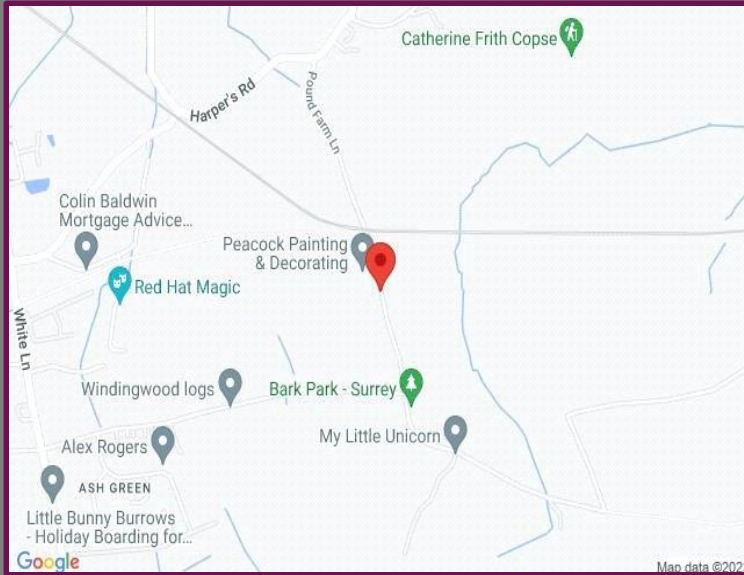
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Location

The property is situated in a mature road in the pleasant and conveniently located village of Ash Green. Access to the A31 which in turn links to the A3, M3 and M25 is readily available. Ash Vale station is close by and has direct rail links to Woking, Farnham and London. Ash station located closely provides a direct line to Guildford, Gatwick and Reading.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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