



Wedgewood, Horseshoe Lane, Ash Vale, Surrey, GU12 5LJ

Asking Price £1,350,000



# Wedgewood, Horseshoe Lane, Ash Vale, Surrey, GU12 5LJ

Extensively remodelled and meticulously designed five-bedroom residence in one of Ash Vale's most prestigious addresses.

Beyond the impressive gated entrance sits a property full of sophistication and modern luxury.

This exquisite home seamlessly combines classic charm with contemporary flair, showcasing a thoughtfully curated design that reflects meticulous attention to detail.

Every aspect of this residence has been carefully crafted to provide an unparalleled living environment. With a 47'7 x 27'7 kitchen/dining room, characterful living room, utility and separate study this property boasts many desirable features.

The property features five spacious bedrooms, each offering a harmonious blend of comfort and style with the main bedroom further benefiting from a beautiful en-suite. With tasteful decor and high-end finishes throughout, the bedrooms are perfect for family and guests alike.

A striking feature of this residence is the gated entrance, providing an immediate sense of security and exclusivity. The attention-grabbing facade sets the tone for the lavish interiors within, promising a lifestyle of opulence and refinement.

For those keen to keep fit and healthy, the property includes a recently fitted gymnasium fully fitted with modern equipment.

The location of this residence adds to its allure, situated in one of Ash Vale's most prestigious addresses, Horseshoe Lane.

- Gated Entrance
- Five Double Bedrooms
- 47'7 x 27'7 Kitchen/Dining room
- Study
- Rear Patio Garden
- Gymnasium
- Double Garage
- 3,243 Sq Ft (301.2 Sq Meters)



# Floorplan

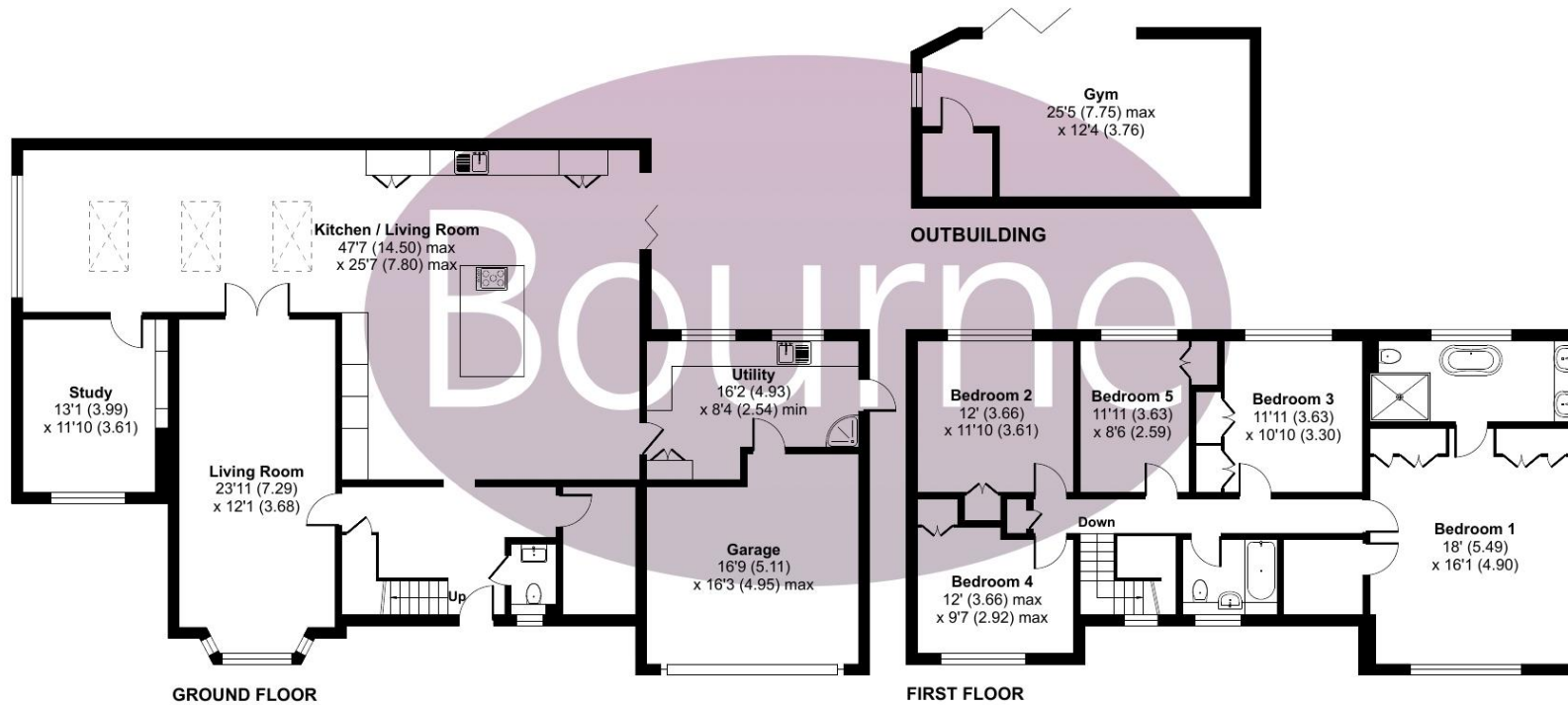
## Horseshoe Lane, Ash Vale, Aldershot, GU12

Approximate Area = 3243 sq ft / 301.2 sq m (includes garage)

Outbuilding = 312 sq ft / 29 sq m

Total = 3555 sq ft / 330.2 sq m

For identification only - Not to scale

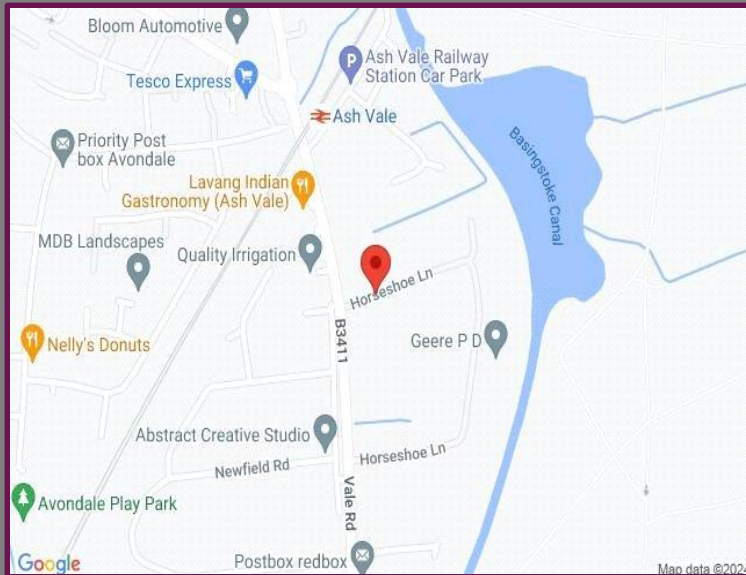


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1079105



# Location

Enjoy the convenience of a well-established and sought-after neighbourhood, with proximity to Ash Vale train station, amenities, schools and recreational facilities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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