

Vale Road

MARTIN&CO

Vale Road

- Four-bedroom detached home with self-contained two-bedroom bungalow
- Over 3,300 sq. ft. of beautifully presented accommodation
- Three reception rooms, study & open-plan kitchen/diner
- Landscaped garden with decking, patio & outbuildings
- Driveway parking for several vehicles
- 260 yards from Ash Vale Mainline Station

An exceptional detached family home offering over 3,300 sq. ft. of beautifully presented accommodation, complete with a fully self-contained two-bedroom bungalow.

Combining generous living space, high-quality finishes and outstanding versatility, this unique property is ideally positioned approximately 260 yards from Ash Vale Mainline Station.







MARTIN & CO are proud to present this exceptional opportunity to acquire a beautifully refurbished four-bedroom detached family home, complemented by a fully self-contained two-bedroom detached bungalow. Offering approximately 3,312 sq. ft. of versatile accommodation, this outstanding property is perfectly suited to multi-generational living, guest accommodation, a home business or potential rental income.

Occupying a generous plot on the ever-popular Vale Road, this impressive home has been thoughtfully renovated to a high standard, seamlessly blending character features with contemporary styling to create a property that is both elegant and practical.

The main residence has been designed with modern family life in mind, offering three spacious reception rooms, a dedicated study, and an impressive open-plan kitchen/dining room that forms the heart of the home. Flooded with natural light and featuring bi-fold doors opening onto the landscaped

rear garden, this space is ideal for both everyday living and entertaining. A separate utility room, stylish ground floor wet room and useful under-stair storage further enhance the practicality of the home.

The first floor provides four generously proportioned double bedrooms, including an impressive principal suite with a contemporary en-suite shower room, together with a beautifully appointed four-piece family bathroom.

Outside, the landscaped rear garden has been carefully designed to create an inviting outdoor living space, featuring an expansive decked terrace, separate patio seating area and plenty of room for family enjoyment. A detached outbuilding incorporating a workshop and office provides excellent additional space for those working from home, pursuing hobbies or requiring further storage.

Adding to the appeal is the fully self-contained detached bungalow, complete with its own private entrance, separate utilities and enclosed garden with decking. The accommodation comprises two double bedrooms, a spacious lounge/dining room, modern fitted kitchen and shower room, making it an ideal solution for extended family, independent living, guest accommodation or a potential rental opportunity.

To the front, the property benefits from extensive driveway parking for several vehicles, complementing the generous accommodation on offer.

Ideally positioned within the sought-after village of Ash Vale, the property is just a short walk from Ash Vale Mainline Station, providing excellent rail links into London, while the A331, M3 and A3 are all easily accessible. Highly regarded schools, local amenities and scenic countryside walks are also close by.

Combining generous proportions, high-quality finishes and exceptional flexibility, this is a rare opportunity to acquire a substantial family home in one of the area's most desirable locations. Early viewing is strongly recommended to appreciate everything this remarkable property has to offer.

Tenure: Freehold
Council Tax Band: F
EPC - Main House: C 74/82
EPC - Annex: C 70/78





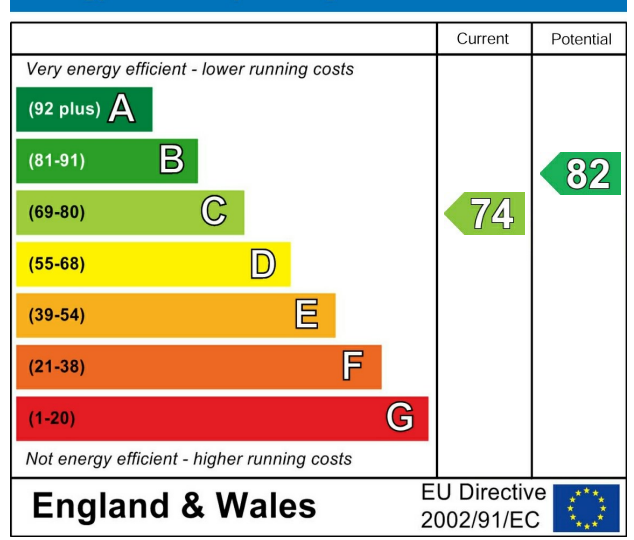


Vale Road, Ash Vale

Approximate Gross Internal Area = 209.0 sq m / 2250 sq ft
Outbuildings = 98.7 sq m / 1062 sq ft
Total = 307.7 sq m / 3312 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1322942)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co





Martin & Co Aldershot
173 Victoria Road, Aldershot, Hampshire, GU11 1JU
Aldershot@martinco.com

01252 311974
http://www.martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman