



Ashridge | | Farnborough | GU14 9UY

Offers Over £400,000

Freehold

**Waterford's**  
Residential Sales & Lettings



Ashridge |  
Farnborough | GU14 9UY  
Offers Over £400,000

Nestled in the charming area of Ashridge, Farnborough, this newly built semi-detached family home offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms, including a master bedroom featuring a built-in wardrobe, this property is designed to cater to the needs of contemporary family life.

- New-build Semi-Detached Family Home
- Welcoming Reception Room
- Beautifully finished with Warnham Chartham Stock Red Multi brick
- All Plots SOLD STC
- Downlighters throughout the home
- Two generously sized bedrooms
- Sustainable Heating Equipped with an air source heat pump
- Featuring Clerkenwell Black Matt units and integrated appliances
- Rustic Oak engineered wood flooring throughout the downstairs
- Nestled in a charming neighborhood with easy access to local amenities

### Property Description

A Stylish New-Build in the Heart of Ashridge, Farnborough







Waterfords are delighted to present this beautifully crafted, newly built semi-detached family home, nestled in the desirable area of Ashridge, Farnborough. Expertly combining contemporary design with practical living, this stunning property offers the ideal setting for modern family life.

Step inside to discover a thoughtfully laid-out interior, boasting two generously sized bedrooms, including a master bedroom complete with a built-in wardrobe. The spacious reception room provides a warm and inviting atmosphere — perfect for relaxing evenings or entertaining guests.

Designed to maximise natural light and space, the home exudes a bright, airy feel throughout. A major highlight is the energy-efficient air source heat pump, ensuring year-round comfort while supporting a more sustainable lifestyle.

#### Key Features at a Glance:

##### Exterior Highlights

Elegant Warnham Chartham Stock Red Multi brick finish  
Sleek Grey Marley roof tiles for a modern aesthetic  
Anthracite UPVC windows and matching composite Ludlow-style front door with etched glazing  
Anthracite bifold doors at the rear leading to the garden  
Stylish external entrance lighting

##### Contemporary Kitchen

Sophisticated Clerkenwell Matt Black units (see image)  
1.5 bowl sink with brushed steel mixer tap  
Fully integrated appliances: dishwasher, washing machine, fridge freezer  
Induction hob, extractor hood, and oven/microwave stack for seamless cooking

##### Bathrooms

Sleek downstairs WC with vanity unit and heated towel rail  
Family bathroom with over-bath shower and screen, chrome mixer tap, and heated towel rail

##### Finishing Touches







Rustic oak engineered flooring throughout the ground floor  
Soft grey carpet on stairs, landing, and bedrooms  
Amtico-style flooring in the bathroom  
Downlighters throughout for a clean, modern ambiance

#### Efficient Heating

Air source heat pump for eco-friendly, cost-effective warmth  
Radiators fitted in key living areas and bedrooms

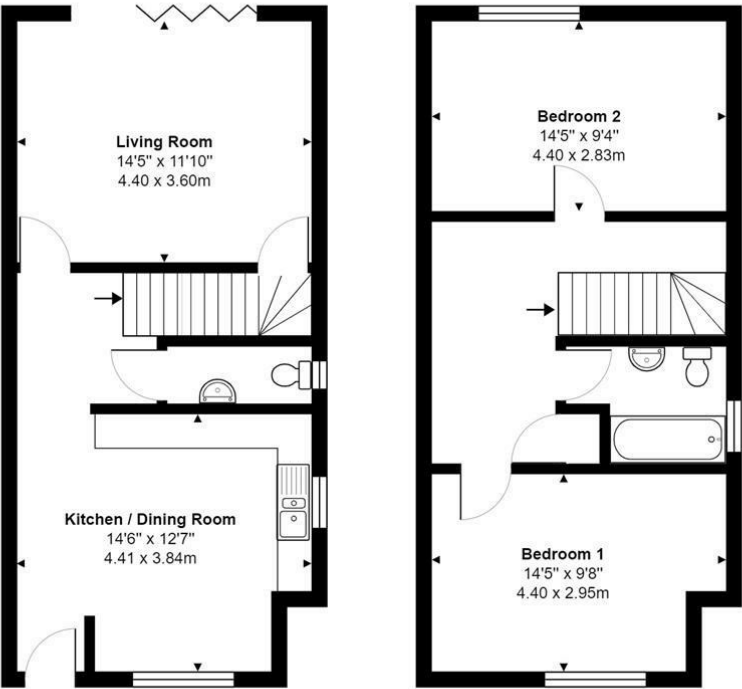
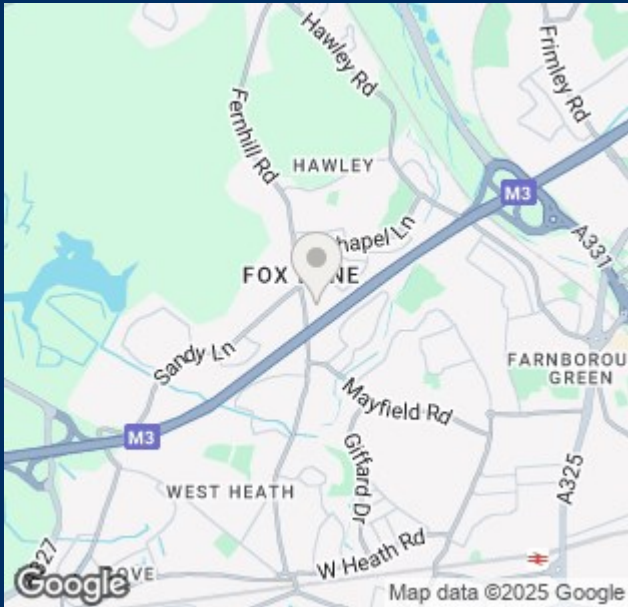
Perfectly positioned for both convenience and lifestyle, this home is just a short drive from Farnborough town centre, offering a variety of shops, cafes, and leisure amenities. Enjoy picturesque local walks with Hawley Lake nearby, and benefit from excellent commuter links, including: Farnborough Main Station, Farnborough North Station and easy access to the M3, just 2 miles away

This property truly offers the best of both worlds — a peaceful community setting with excellent connectivity and modern convenience. Whether you're a young family, a first-time buyer, or looking to downsize in style, this home ticks all the boxes. Early viewing is highly recommended to fully appreciate everything on offer. Contact Waterfords today to book your appointment!

Are you looking to buy a property in Farnborough? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Farnborough and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Hampshire!

Are you wondering: how much is my house worth in Farnborough? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





Total Area: 904 ft<sup>2</sup> ... 84.0 m<sup>2</sup>  
 All measurements are approximate and for display purposes only

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

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