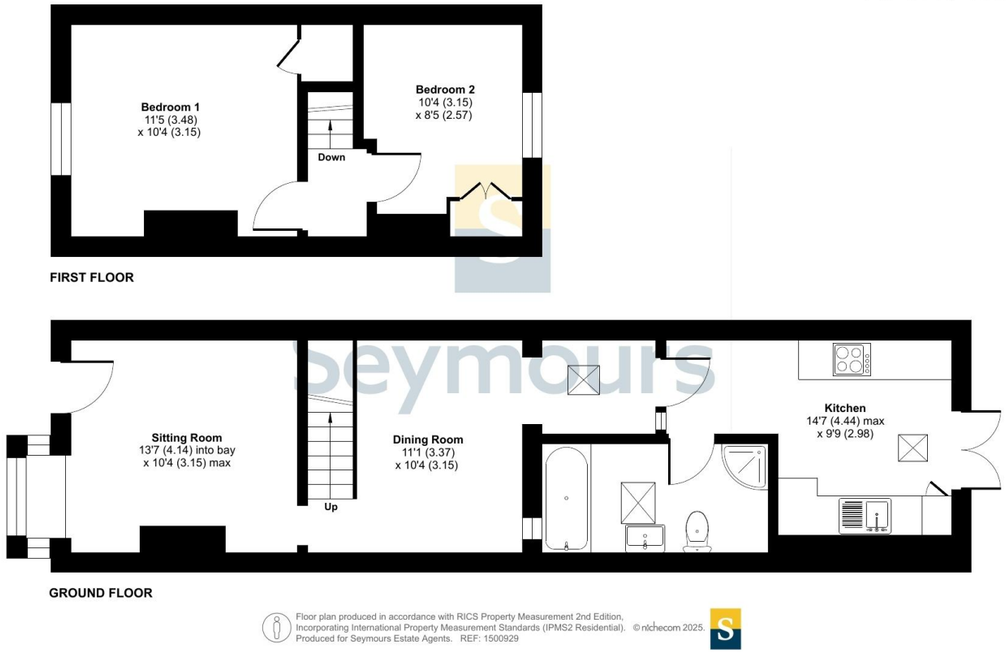
Floorplan

Upper Pinewood Road, Ash, Aldershot, GU12

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1500929

Seymours

















5 Gower Cottages, Upper Pinewood Road
Ash, Aldershot, Surrey, GU12 6DN

£350,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

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Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 718 sq. ft
- Ash 0.5 miles
- Mid-terrace
- Charming character cottage
- South-facing rear garden
- Character features
- Desirable residential road
- Excellent transport links

A charming two-bedroom character cottage offering a wealth of period features, a delightful private rear garden and well-balanced accommodation arranged over two floors. Situated in a tucked-away position on the sought-after Upper Pinewood Road on the Ash/Normandy border, the property blends original charm with modern comforts, creating a wonderful home full of warmth and character.

The front door opens into a welcoming sitting room, where exposed beams, original timber flooring and an attractive brick fireplace with a wood-burning stove create a cosy focal point. A bay window with fitted seating allows plenty of natural light to flood the room, while the adjoining dining room provides an excellent space for entertaining, continuing the property's character with exposed timbers and wooden flooring.

To the rear, the kitchen is fitted with a range of shaker-style base and wall units complemented by wooden work surfaces, an integrated oven and gas hob, together with space for additional appliances. A vaulted ceiling with rooflights enhances the feeling of space, while French doors open directly onto the rear terrace, creating a seamless connection between the house and the garden. The ground floor is completed by a beautifully appointed character bathroom featuring a vaulted ceiling with rooflight, stained glass window, traditional roll-top bath, separate shower cubicle, pedestal wash hand basin and WC.

Upstairs, the first-floor landing gives access to two well-proportioned bedrooms. The principal bedroom is a comfortable double overlooking the front of the property, while the second bedroom enjoys views over the rear garden and provides a versatile space, ideal as a guest bedroom, nursery or home office.

Outside, the property enjoys an attractive and mature rear garden offering a high degree of privacy with established trees, shrubs and well-stocked borders. A paved terrace immediately outside the kitchen provides the perfect space for al fresco dining, with pathways leading through the garden to additional seating areas, creating a peaceful retreat. The property sits on the edge of the Ash Ranges nature reserve, providing immediate access to miles of scenic walks and open countryside. To the front is a cottage-style garden enclosed by low brick walling, with unrestricted residents' parking available along the road.

Upper Pinewood Road occupies a desirable position on the Ash/Normandy border, combining a peaceful semi-rural setting with excellent connectivity. Normandy village is nearby and offers a popular community shop and café, weekly produce and bakery market, doctors' surgery and other local amenities. Ash and Ash Vale stations are both easily accessible, with Ash Vale providing direct services to London Waterloo, while Woking, Worplesdon and Brookwood mainline stations are all within approximately a 20-minute drive for faster services into the capital. The A331, A3 and M3 are also within easy reach for commuters.

Further benefits include potential to extend into the loft, subject to the usual planning consents, as neighbouring properties have done, together with the possibility of creating off-road parking to the front, subject to the necessary consents.

Transport Links

Ash 0.5 miles
Ash Vale 1.4 miles

Council tax band: Tax band C
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk

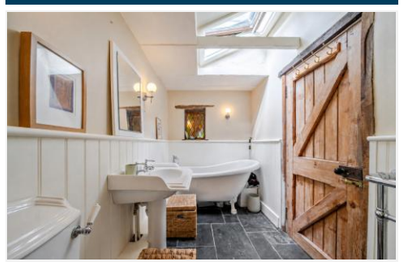


Period property





South-facing garden



The Property Ombudsman
CTSI APPROVED CODE TradingStandards.uk