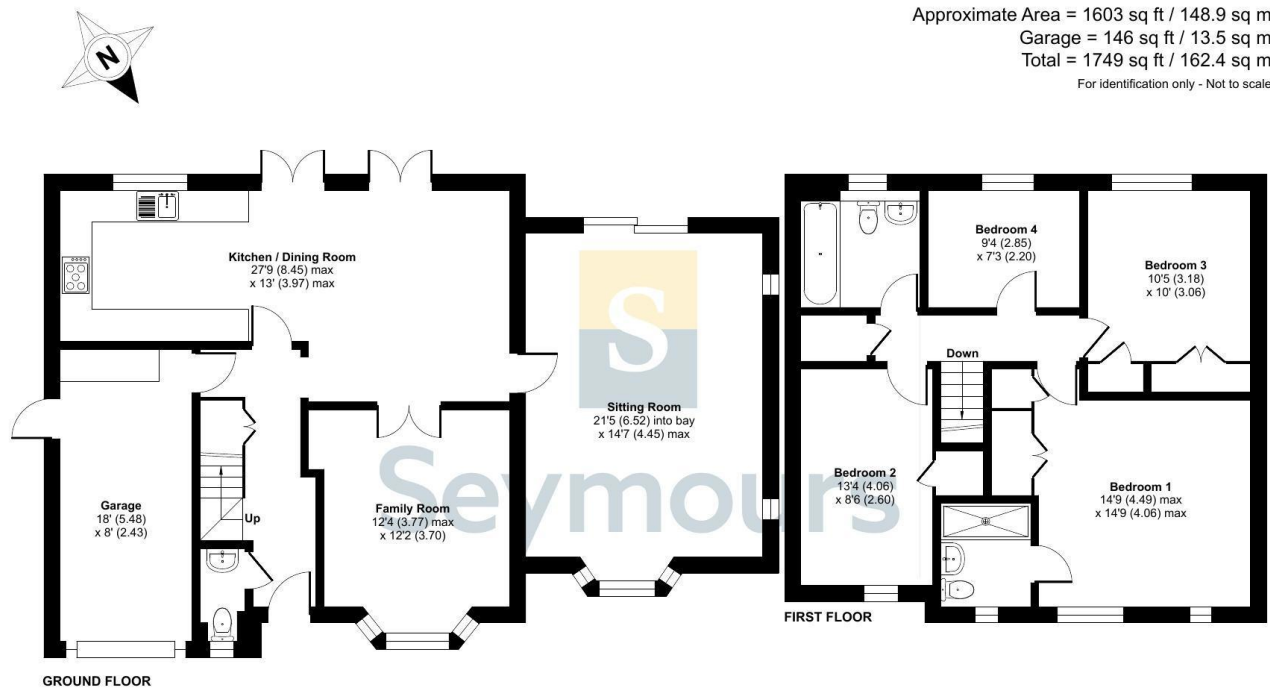


Bateman Grove, Ash, Surrey, GU12

Approximate Area = 1603 sq ft / 148.9 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1749 sq ft / 162.4 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). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1499154



Seymours



**2 Bateman Grove
Ash, Surrey, GU12 6QG**

£700,000 Offers Over

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

Property details

- 4 bedrooms
- 2 baths
- EPC Rating C
- 1749 sq. ft
- Ash 0.9 miles
- Detached
- Driveway parking
- Garage
- Extended family home
- Spacious accommodation
- Excellent transport links

An extended four bedroom family home offering generous and versatile accommodation, with a garage, driveway parking and a substantial rear garden.

The ground floor provides an impressive kitchen/dining room with an extensive range of fitted timber cabinetry, plentiful worktop space and a range-style cooker. The dining area enjoys direct access to the rear garden, creating a sociable setting for everyday family life and entertaining.

There are two separate reception rooms, including a spacious sitting room with a bay window and a further family room, giving excellent flexibility for relaxing, entertaining, working from home or children’s space. A ground-floor cloakroom adds further practicality.

Upstairs, the property offers four bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom.

The generous rear garden features a lawn, mature planting and established boundaries, together with a decked area adjoining the house for outdoor dining. A substantial purpose-built timber garden pavilion provides an impressive covered seating and entertaining area, creating an excellent space for year-round enjoyment of the garden.

To the front, the property benefits from a sizeable driveway providing off-road parking together with an integral garage. Overall, the house combines excellent family accommodation with flexible reception space and a generous garden, making it well suited to modern family living.

The property is situated in the popular village of Ash, within easy reach of local shops, schools and everyday amenities. Ash and nearby Ash Vale provide railway connections, while the A331 offers convenient access to the A3, M3 and surrounding towns including Guildford, Farnham and Aldershot. The area also benefits from a good choice of countryside walks, recreation facilities and green spaces, making it a convenient location for families and commuters alike.

Transport Links

Ash 0.9 miles
Aldershot 1.4 miles

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

