



**Azor Place, 55 Ash Street, Ash, Surrey, GU12 6LF**



## AZOR PLACE, 55, ASH STREET, GU12 6LF

DETACHED FAMILY HOME  
KITCHEN BREAKFAST ROOM  
TWO BATHROOMS  
IMPRESSIVE FIREPLACES

THREE RECEPTION AREAS  
FIVE BEDROOMS  
APPROX 1/3 ACRE GARDEN  
EXTENSIVE CHARACTER  
FEATURES  
CLOSE TO LOCAL AMENITIES

GRADE II LISTED



**An intriguing period detached family house offering spacious and flexible accommodation of approximately 2,500 sqft in a mature garden plot, close to local shops and schools. Historically important.**

### THE PROPERTY

Azor Place is a substantial Grade II listed period house measuring approximately 2,500 sqft, enjoying a mature landscaped garden approaching 1/3 of an acre. The house is of historic interest and can trace its origins back to the 1500's. Impressive fireplaces, exposed timbers, flagstone floors, bread oven and interesting character features abound. The house now provides a rare opportunity to acquire a substantial family home which offers good room sizes and flexible accommodation to include reception hall; sitting room; dining room; kitchen/breakfast room; study/office; utility/rear lobby; five bedrooms and two bathrooms. The house is complemented by an established and well stocked garden.



## THE GROUNDS

The garden, measuring approximately 1/3 of an acre, lies principally to the front and side of the property and comprises many interesting designs in terms of footpaths, stone features as well as many well stocked herbaceous borders. There is a substantial lawned area to one side and a number of mature specimen trees and feature ponds. The boundaries are well defined by Beech hedgerow and mature brick walling whilst access to the property is obtained via a gravel driveway to the side and rear of the property.

## SITUATION

Ash is a bustling village, lying just outside Aldershot in the Borough of Guildford. The village has a number of local shops and amenities as well as a full range of schooling from pre school to secondary education at Ash Manor school. Communication links are extremely good with road links to the A3 and A331 providing access to the M25 and M3. Railway provision is available for either Aldershot (London Waterloo) or within walking distance is the Guildford/Reading line. Ash comprises mostly residential housing but is conveniently located to the nearby larger towns of Aldershot, Farnham and Guildford.

ASH STATION | 0.7 miles

ALDERSHOT | 2 miles

FARNHAM | 4.8 miles

GUILDFORD | 9 miles

CENTRAL LONDON | 40 miles

Denotes restricted head height

# Ash, Aldershot, GU12

Approximate Area = 2321 sq ft / 215.6 sq m  
Limited Use Area(s) = 179 sq ft / 16.6 sq m  
Total = 2500 sq ft / 232.2 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

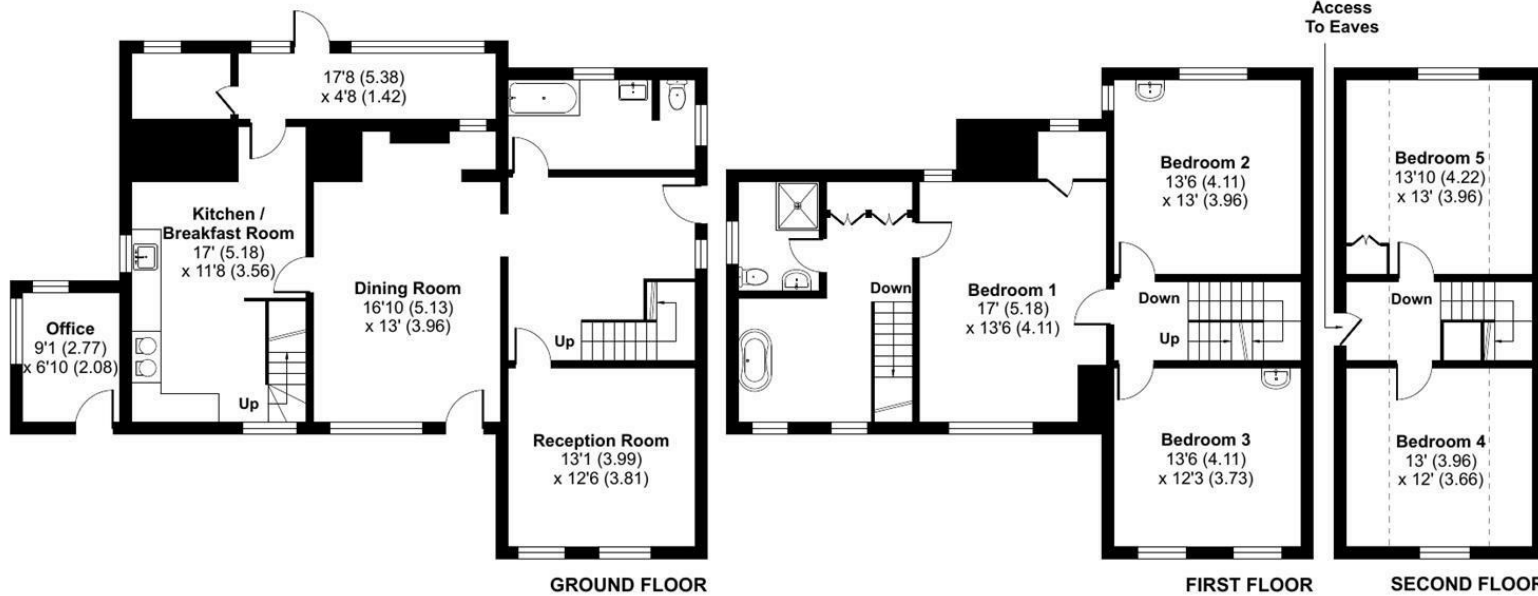
Guildford Borough Council

## COUNCIL TAX

Band: G

## SERVICES

Mains water, electricity, mains drainage  
gas central heating



21st June 2023



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Clarke Gammon. REF: 991751

## CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: [guildford.sales@clarkegammon.co.uk](mailto:guildford.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

## DIRECTIONS

SAT NAV REF: (Post Code: GU12 6LF)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

