

Amberley Grange, Aldershot  
Four Bedroom Detached Property



## Amberley Grange, Aldershot, Hampshire, GU11 3XQ

### The Property

This well presented four bedroom detached family home is situated in a cul-de-sac location, within easy access to the 'Rowhill Nature Reserve'.

### Ground Floor

The ground floor accommodation consists of living room with feature fireplace, separate dining room and Kitchen. There is also a separate cloakroom and utility room to the ground floor.

### First Floor

The four bedrooms and family bathroom are on the first floor with bedroom one benefitting from built-in wardrobes and an ensuite.

### Outside

The property is approached via a driveway which leads to the single garage.

A particular feature of the property is the attractive garden which is enclosed with a mixture hedging and fencing. The garden has an area of patio immediately to the rear of the property with the remainder laid mainly to lawn with a mixture of mature planting.

### Location

The town offers a diverse mix of cafe's, shops, bars and the Wellington Centre, as well as offering a wide range of recreational pursuits including Connaught Alpine ski centre & dry slope, a lido, olympic swimming pool, bowling centre and local parks.

Aldershot's mainline station offers a regular service to Clapham Junction, Guildford and London Waterloo and is situated within easy reach of the Blackwater Valley and superb road links leading to the A3, M3 & M25



























# Amberley Grange, Aldershot, GU11

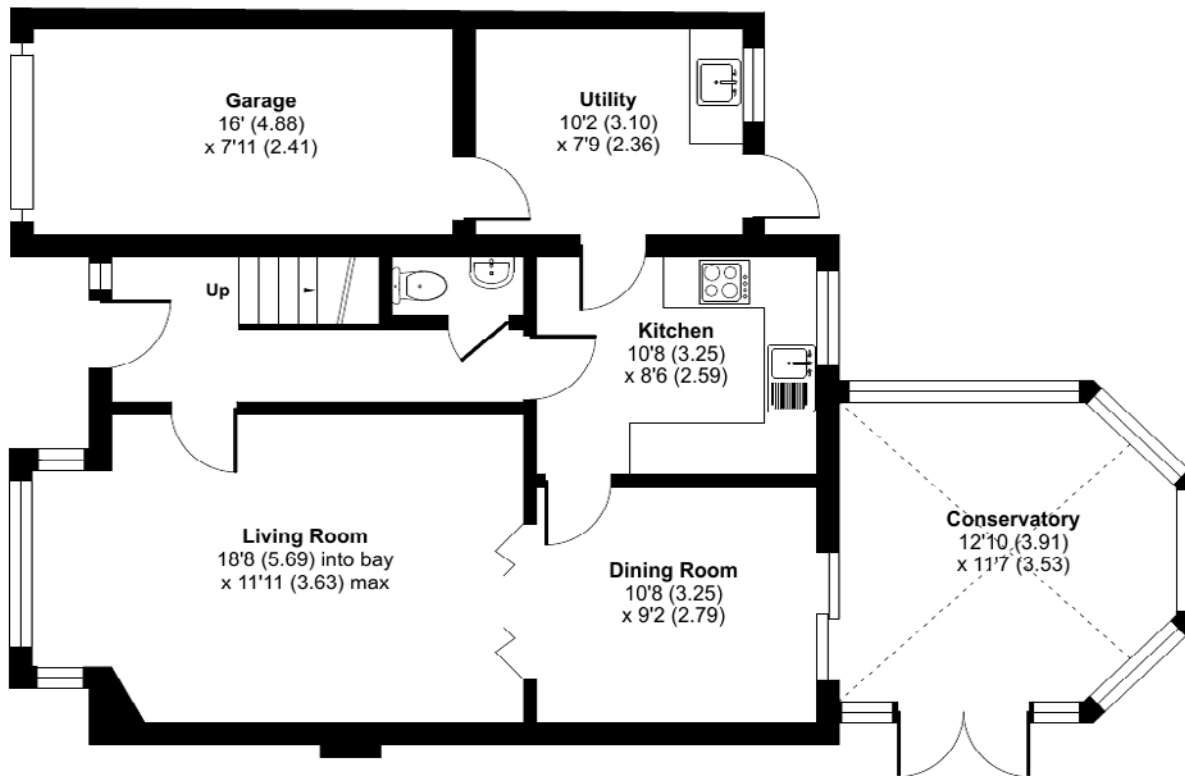
Approximate Area = 1419 sq ft / 131.8 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

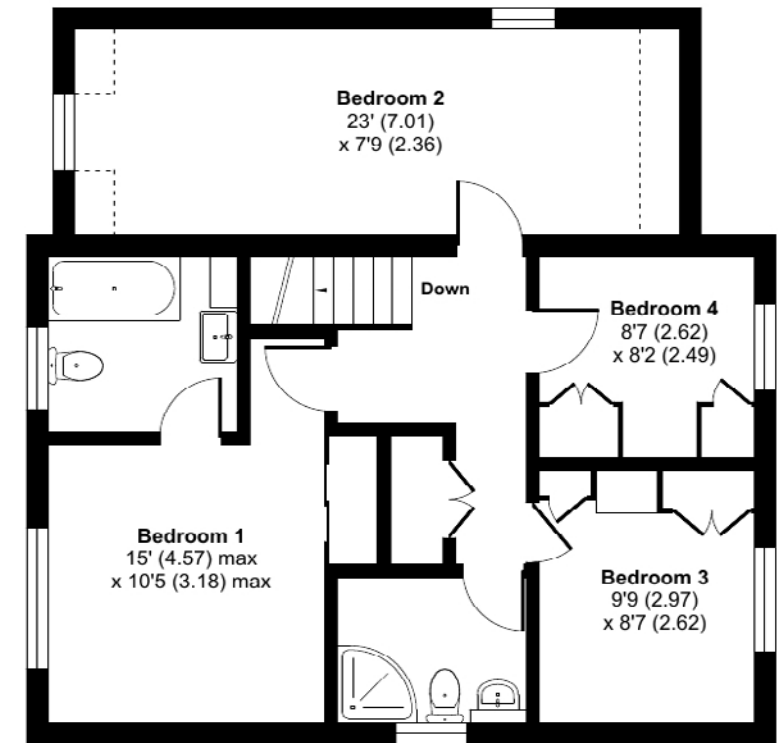
Garage = 128 sq ft / 11.8 sq m

Total = 1567 sq ft / 145.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1122912









## Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU11 3XQ. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Gas Central Heating  
EPC Rating - D (64)

### Local Authority

[Rushmoor Council](#)  
[Council Tax Band - E](#)

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