



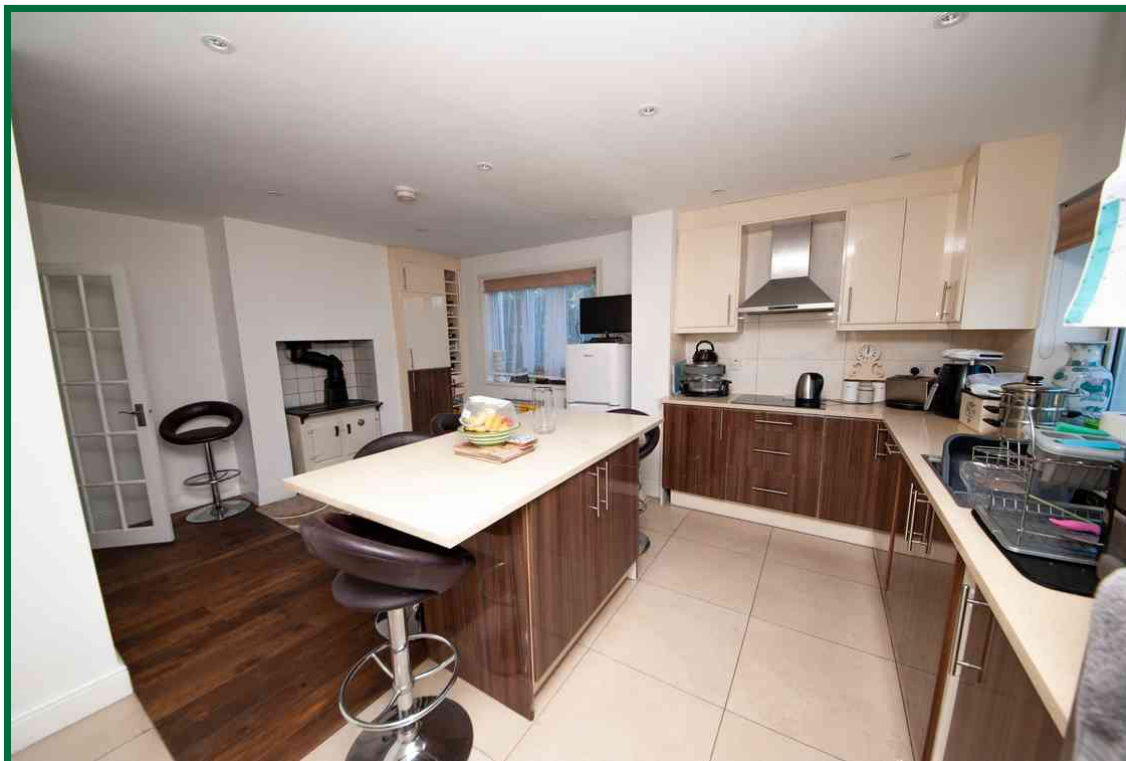
FOR SALE
Cricketts
01235 42353
www.cricketts.co.uk

Ashford Hill Road

Cricketts

Ashford Hill Road, Headley, THATCHAM, RG19 8AA

£759,500



DESCRIPTION

A spacious semi detached three double bedroom family home situated in the popular area of Headley which lies to the south of Newbury. There is a building plot to the rear with planning permission to build a three storey five bedroom detached house which is being sold with the house.

INTERNAL VIEWING HIGHLY RECOMMENDED- BUILDING PLOT REF:-19/01513/FUL - VIEW PLANS ON BASINGSTOKE DEANE AND COUNCIL WEB SITE.

The existing house has been very well maintained with the kitchen and bathroom refitted approx. three years ago. The accommodation comprises:- Lounge with wood burning stove, storage cupboard and wooden flooring, large kitchen which triples as a kitchen/dining/family room fitted with a range of kitchen cabinets with integrated appliances and a Raeburn there is also an island bar and French doors leading to a walled garden, utility room with downstairs toilet. On the first floor there are three double bedrooms two of which have fitted wardrobes and a dressing table and a family bathroom. To the outside front of the property there is parking for approx. 4 cars.

There is a walled garden to the rear with a decked patio with balustrade and step leading to the lawn which has flower and shrub borders.

- 🏠 Building plot with planning permission to the rear
- 🏠 Lounge with wood burner
- 🏠 Large kitchen/ dining/ family room with Raeburn
- 🏠 Utility room
- 🏠 Three double bedrooms
- 🏠 Family bathroom
- 🏠 Part boarded, fully insulated loft
- 🏠 Fully enclosed rear garden
- 🏠 Driveway parking
- 🏠 uPVC double glazing approx. 10years old
- 🏠 Council tax band C

Directions

Proceed on the A339 for approx 6 miles heading south sign posted Kingsclere. Upon entering Headley turn left into Ashford Hill Road and the property will be found on the left hand side distinguishable by the Crickets for sale sign.

Local Information

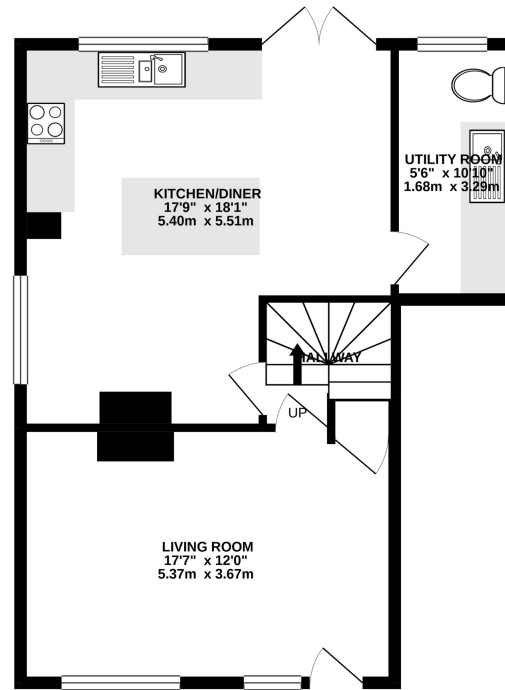
Headley is neighbouring the lovely village of Kingsclere which has a great community which benefits from a long-established, friendly village culture with many local organisations and volunteer groups. Much of the village is a designated conservation area with 68 listed buildings plus 38 more throughout the remainder of the Parish, which are listed as being of Special or Architectural or Historical Interest. The village boasts its own library, fire station, police station, three churches, health centre and primary school along with a comprehensive range of shops. There are also three wonderful old inns and an Italian restaurant patronised by Lord Lloyd Webber (who lives close by on the Sydmonton Estate). Other local facilities include the village club, the Holding field and the Fieldgate Centre which lies on the outskirts of the village and adjoins the rugby and football grounds.

The village also has an extensive network of green lanes and paths, glades and the Kingsclere stream. Treasured areas known by the villagers, such as 'the rec.', 'the ducks' and 'shepherds steps' are usually overlooked by the casual visitor, but add greatly to village life.

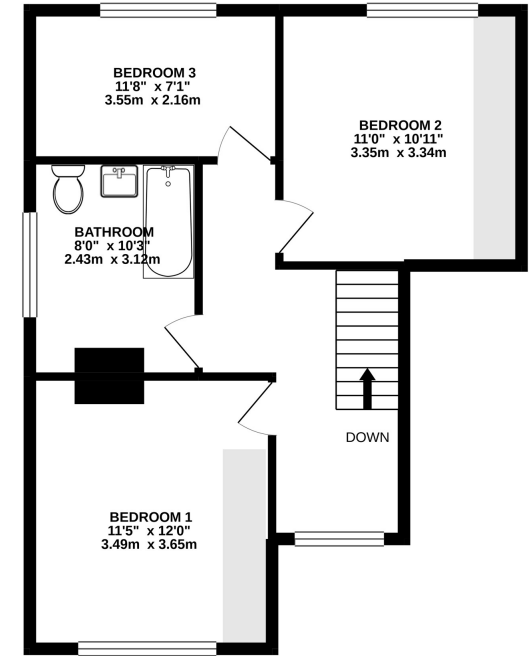
Kingsclere is on the Hampshire/Berkshire border and is surrounded by beautiful countryside. It is equidistant from the towns of Newbury and Basingstoke and lies close to the A339 with an hourly bus service to both. Each has mainline stations providing direct access to London. Newbury goes into Paddington, and Basingstoke serves Waterloo. The nearest local station is at Overton.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	66
(39 to 54) E	52
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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