



Ashford Hill Road

Cricketts

Ashford Hill Road, Headley, Thatcham, RG19 8AA

£449,999



#### DESCRIPTION

An amazing deceptively large three double bedroom semi detached family home situated in the popular village of Headley which lies to the south of Newbury. There is a community village shop and a village hall close by.

The property has been completely refurbished to a very high standard including a new kitchen, bathroom and en suite and has been decorated throughout in neutral colours. The accommodation is spacious and comprises:- Reception hallway, downstairs cloakroom, a very large lounge and a good size kitchen/dining room fitted with a range of kitchen cabinets and integrated appliances. On the first floor there is a master bedroom with fitted wardrobes with dressing table and an en suite, two further double bedrooms and a family bathroom.

To the outside front of the property there is off road parking for 4 cars.

There is a fully enclosed walled garden to the rear with a large decked patio with steps leading to the lawn with flower and shrub borders.

- 🏠 No onward chain
- 🏠 Welcoming entrance hallway
- 🏠 Cloakroom
- 🏠 Large living room
- 🏠 Spacious kitchen/ diner with French doors leading to the garden
- 🏠 Master bedroom with en suite shower room
- 🏠 Two further double bedrooms
- 🏠 Fully boarded and fully insulated loft
- 🏠 Fully enclosed rear garden
- 🏠 Driveway parking
- 🏠 uPVC double glazing fitted 3 years ago

## 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.

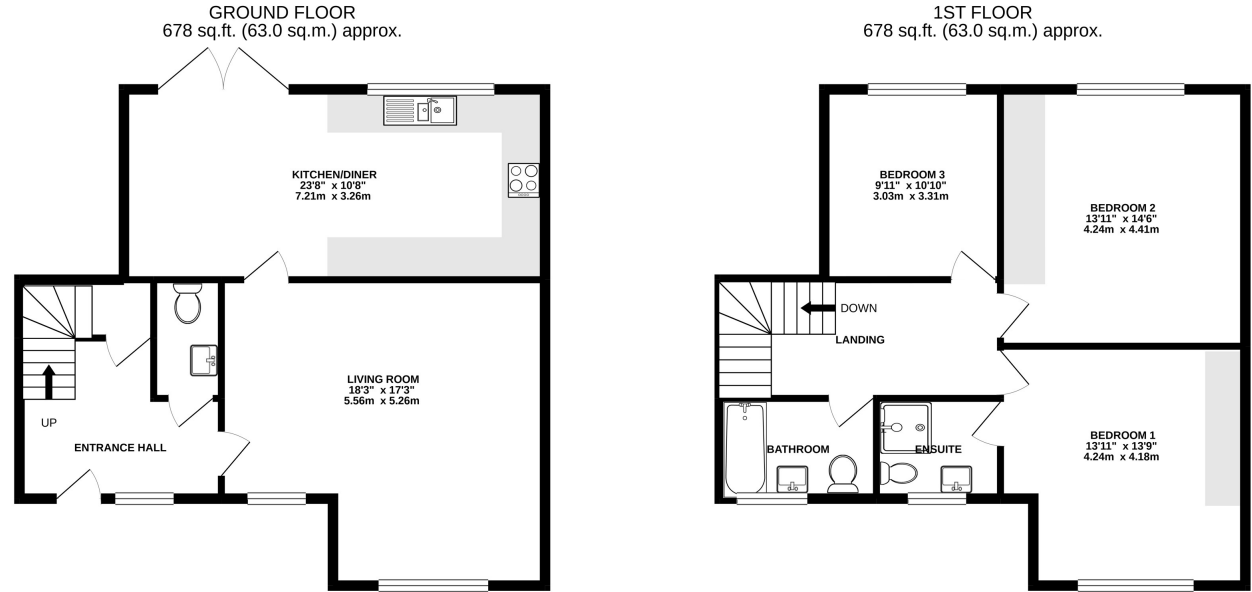
## Local Information

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) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	63
(39 to 54) <b>E</b>	51
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1356 sq.ft. (125.9 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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