



1 North View

Ashford Hill Road, Headley, Hampshire, RG19 8AJ





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Guide £425,000

An individual semi detached cottage situated in a small hamlet to the south of Newbury.

Description

The accommodation includes a sitting room with a fireplace, a second reception room with a wood burning stove and a good sized kitchen with a range of 'painted' finish units and a door to the garden. The bathroom is fitted in traditional white and includes a separate shower. On the first floor there are two well balanced bedrooms. Outside there is good frontage with a driveway providing off road parking and access to the garage. The mature gardens are an absolute joy, with a wisteria covered seating area and extremely well stocked borders providing good structure, colour and interest. There is a further seating area towards the end of the garden together with a potting shed/store. A viewing is strongly advised to fully appreciate the lifestyle opportunity and potential of this lovely village home.

Directions

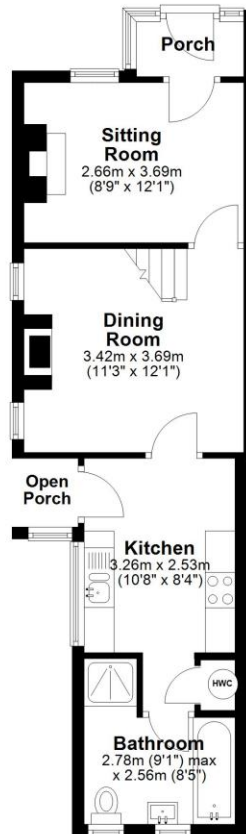
On approaching Headley from Newbury on the A339, turn left onto Ashford Hill Road and the property will be found along on the left hand side.

- Porch
- Sitting Room
- Dining Room
- Kitchen
- Inner Lobby
- Bathroom
- Two Bedrooms
- Garage
- Beautiful Garden

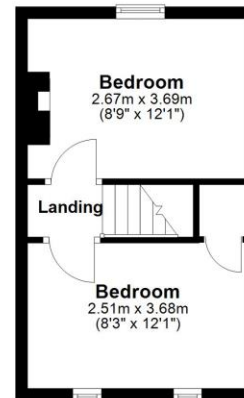




Ground Floor
Approx. 41.8 sq. metres (449.4 sq. feet)



First Floor
Approx. 23.1 sq. metres (248.4 sq. feet)



Total area: approx. 64.8 sq. metres (697.8 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**

Door to:

Porch

Quarry tiled floor.

Sitting Room

Fireplace with a brick hearth. Night storage heater.

Dining Room

Exposed brick fireplace with beam over and woodburning stove. Tiled floor. Night storage heater. Stairs to first floor.

Kitchen

Fitted with a 'painted' finish range of units with drawers, wine rack, worksurfaces over and tiled surrounds. Built-in electric oven and hob. Plumbing for automatic washing machine and dishwasher. Appliance space. Tiled floor. Door to rear porch.

Inner Lobby

Airing cupboard with hot water tank and immersion heater.

Bathroom

A white suite comprising panelled bath with 'telephone taps', wash hand basin and w.c. Separate shower recess with a triton shower and tiled surround. Electric heater.

Staircase gives access to landing.

Access to loft.

Bedroom 1

Feature fireplace (not in use). Night storage heater.

Bedroom 2

Built in wardrobe. Night storage heater.

Garage

To the side with a metal up and over door.

At the front of the property is:

A gravelled driveway with mature hedging, cherry tree gates to the side. Outside lighting and tap.

At the rear of the property is

A truly fabulous garden that has been thoughtfully and skillfully planted to create a wonderful sanctuary, with a wisteria covered seating area, very well stocked borders and a water feature. There is a further gravelled seating area towards the end of the garden and a potting shed/store.

Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

