





DOWNER & CO

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17 Oakfield Lane, Ashford Hill, Thatcham RG19 8FP  
Price: £600,000



**Features.**

-  2
-  4
-  2

**Description.**

Smart four bedroom detached family home with a large corner plot garden on this modern development of predominantly detached homes. Located in this rural village ideal for both Newbury and Basingstoke and built by Persimmon Homes approx. six years ago, the house still has four years NHBC warranty unexpired. It has been upgraded in parts of the home by the current vendors including a feature media wall in the living room and window shutters to most rooms.

The accommodation includes entrance hall, cloakroom, living room, family/therapy room, kitchen/dining room, master bedroom en-suite, three further good sized bedrooms and family bathroom. Outside offers a large garden, over sized single garage with loft storage and driveway parking for four vehicles.





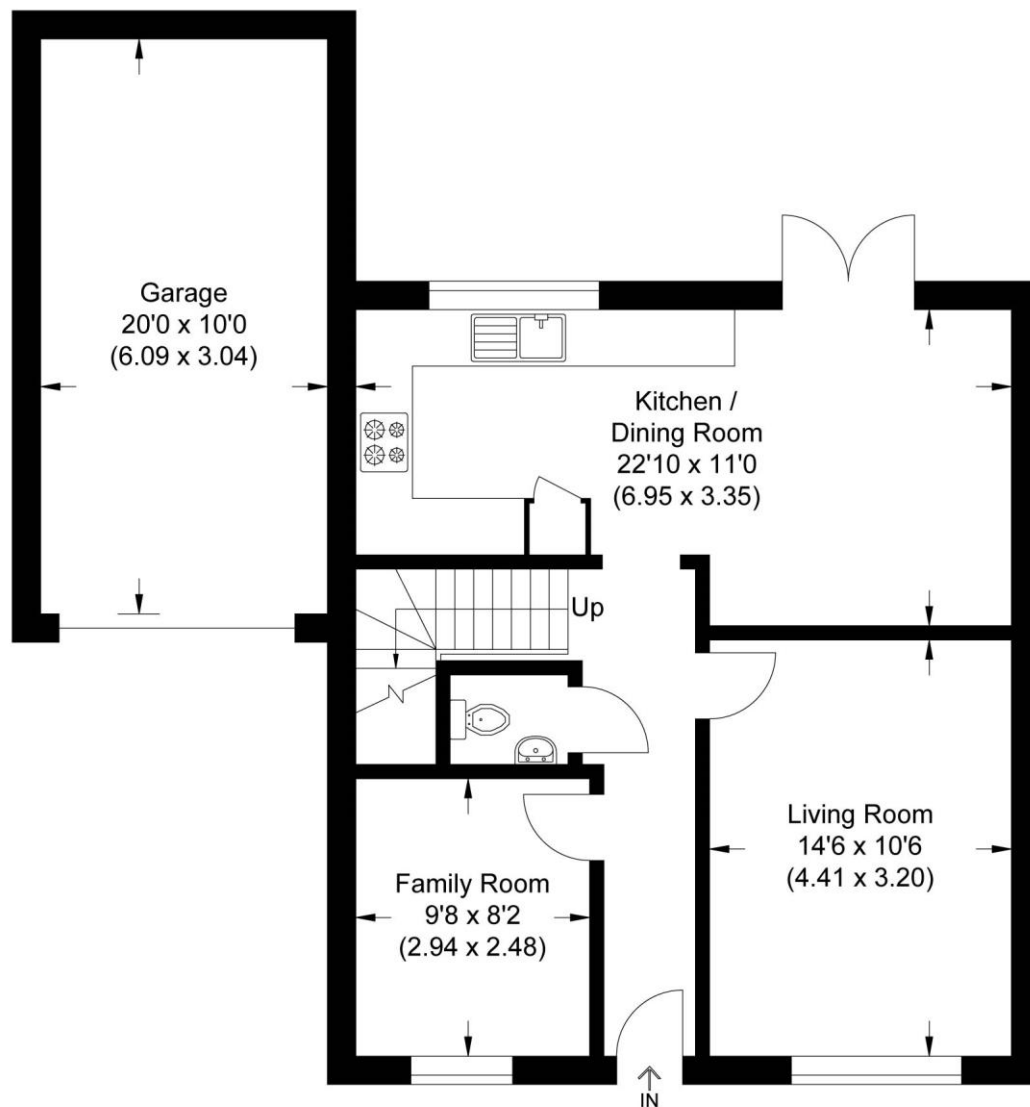
## Location.

Ashford Hill is located halfway between Newbury and Basingstoke on the Hampshire/Berkshire border. The village has a primary school and church with a larger range of amenities including local stores and doctor/dental surgeries in the nearby village of Kingsclere. It is surrounded by glorious rolling countryside offering beautiful walks and other countryside pursuits. There are mainline railway services to London from both Basingstoke (Waterloo 55mins) and Newbury/Thatcham (Paddington 50mins) as well as Aldermaston Station only 5 miles away. The village is also well located for access onto the M4/M3/A34 all being approx. 7 miles away. A number of excellent Public Schools are located in the area including Cheam, St Gabriels and Horris Hill with Pangbourne and Bradfield College not far away.

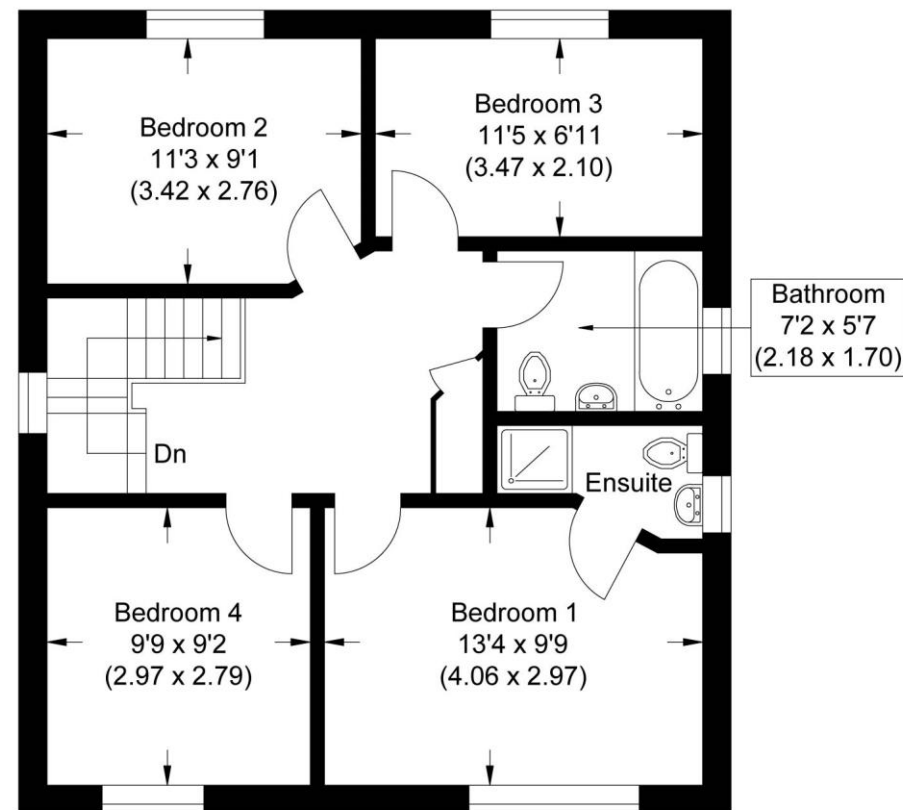


Approximate Gross Internal Area  
109.95 sq m / 1183.49 sq ft  
(Excludes Garage)

Garage Area 18.51 sq m / 199.24 sq ft



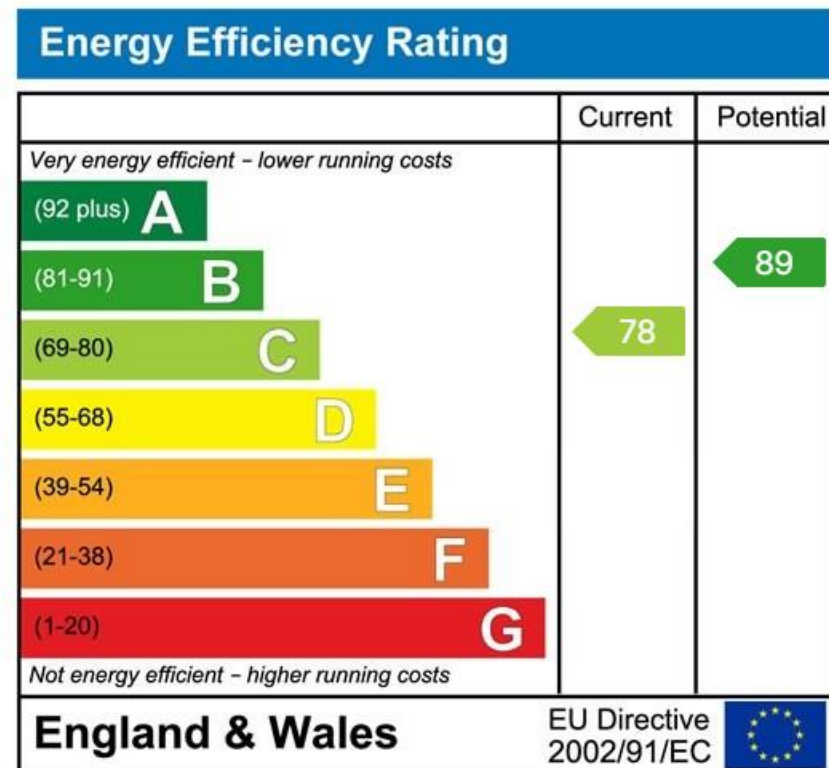
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





#### Important Notice

#### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: C**

**COUNCIL TAX BAND: F**  
**2025/2026: £3,141.06.**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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