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Aranmore, Ashford Hill Road,
Ashford Hill RG19 8BB
Price: £899,950

Features.



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Description.

A stunning and substantial five bedroom detached home with versatile accommodation, work from home garden cabin and private gardens in excess of 1/3rd of an acre. In a village location just south east of Newbury, it is well placed for both Basingstoke and Reading with their mainline rail links to London. The house has been extended and updated throughout to a very high standard and offers lots of living space and bedrooms to both ground and first floors.

The accommodation includes entrance hall, living room with newly fitted wood burner, family room, stylish open plan kitchen/breakfast room with bi-fold doors to garden, utility room, pantry, two double ground floor bedrooms and bathroom. Upstairs there is a large open plan landing that could provide a study space, master bedroom with full en-suite bathroom and two further double bedrooms. Outside offers private gardens with work from home garden office, single garage and driveway parking for numerous vehicles.



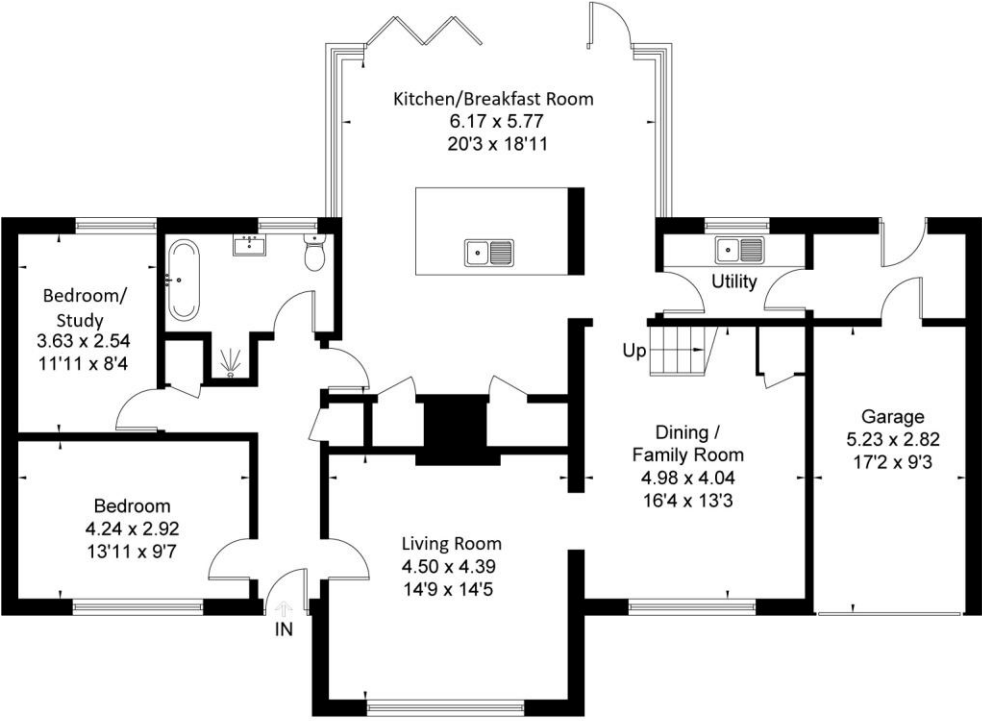
Location.

Ashford Hill is located halfway between Newbury and Basingstoke on the Hampshire/Berkshire border. The village has a primary school, public house and church and is surrounded by beautiful rolling countryside. A larger range of amenities including local stores and doctor/dental surgeries can be found in the nearby village of Kingsclere. There are mainline railway services to London from both Basingstoke (Waterloo 55mins) and Newbury/Thatcham (Paddington 50mins). The village is also well located for access onto the M4/M3/A34 all being approx. seven miles away. A number of excellent Public Schools are located in the area including Cheam, St Gabriel's and Horris Hill with Pangbourne and Bradfield College not far away.

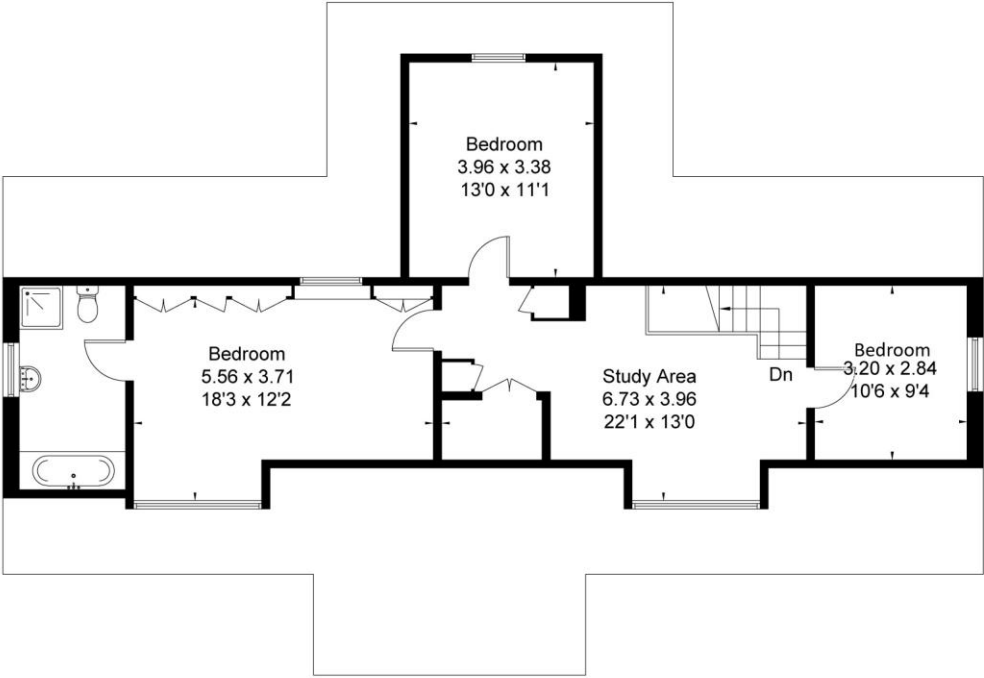




Approximate Floor Area = 218.1 sq m / 2348 sq ft



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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: D

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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