



Ashford Hill Road, Thatcham



Guide price £450,000

- Detached freehold house
- Character features
- Insulated garden studio
- Driveway parking
- Council tax band
- Replacement roof 2025
- Private gas and drainage
- EPC rating TBC

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Stanley Villa, Ashford Hill - A Beautifully Restored Period Home with Home Studio.

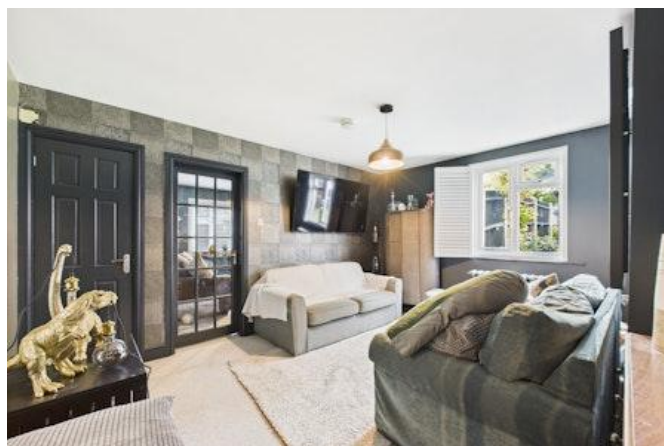
Nestled in the heart of the picturesque village of Ashford Hill, Stanley Villa is a charming period property that seamlessly blends traditional character with contemporary design. Having undergone extensive renovation, including a full roof replacement in 2025, this stunning home offers stylish and versatile living both inside and out.

The property features three well-proportioned bedrooms and two inviting reception rooms, perfect for entertaining or relaxing by the fire. The kitchen/breakfast room provides a sociable hub at the rear of the home, thoughtfully designed with modern touches while retaining its original charm.

To the front, a spacious gravel driveway offers ample parking for multiple vehicles. A secure side gate leads through to the rear garden, which is mainly laid to lawn and fully enclosed. A standout feature is the fully insulated home studio ideal for those working from home or seeking a creative space which is included within the sale. There's also an enclosed area with greenhouse, perfect for gardening enthusiasts.

Uniquely, the property benefits from an external shower room and toilet which has recently been installed, offering scope for running a home-based business with client access directly from the garden—an increasingly sought-after feature in today's flexible working landscape.

The home is serviced by LPG gas (with a buried tank discreetly positioned in the garden) and private cesspit drainage.



Having originally been purchased as a renovation project, Stanley Villa now boasts a visually striking interior, landscaped grounds, and exceptional versatility—ready for its next chapter.

Location

Stanley Villa is located in the charming and sought-after village of Ashford Hill, a peaceful rural setting surrounded by beautiful countryside, yet conveniently positioned for modern day living. The village itself offers a welcoming community, a highly regarded primary school, a traditional village pub, and access to a range of picturesque walking and cycling routes through nearby woodland and nature reserves.

Ashford Hill sits just a short drive from the larger towns of Tadley and Newbury, both offering a wide array of amenities including supermarkets, restaurants, leisure facilities, and excellent schooling options. The area is also well connected for commuters, with easy access to the A339 and M4 motorway, as well as mainline train stations at both Newbury and Basingstoke providing direct links to London Paddington and Waterloo respectively.

The location perfectly balances countryside tranquillity with accessibility—making it ideal for families, professionals, and those seeking a more relaxed pace of life without compromising on convenience.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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Floor 0 Building 1



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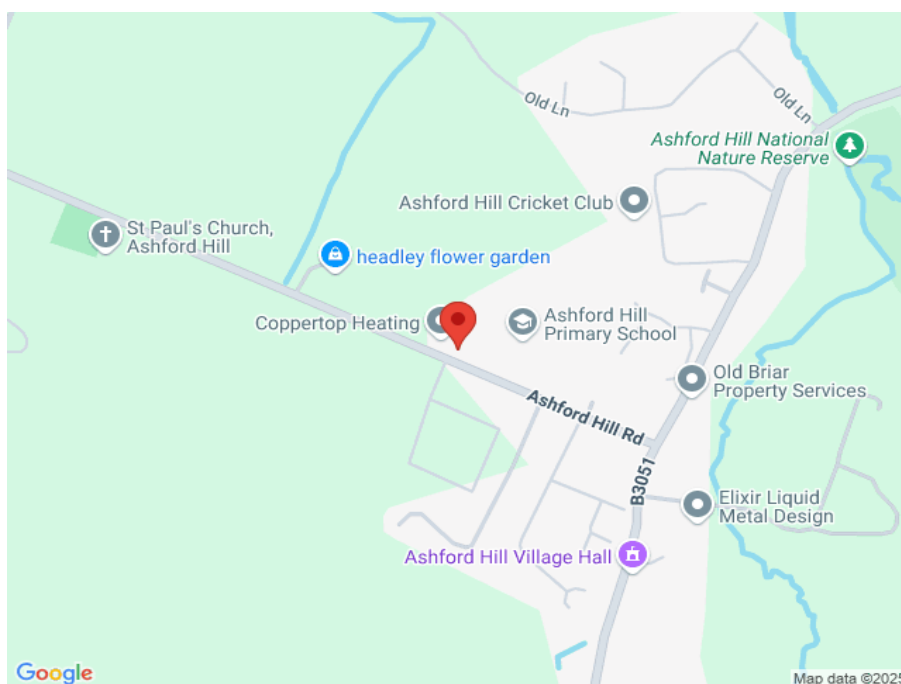
Floor 0 Building 2

Approximate total area[®]
1060 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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