



## Chapel Cottage,

Old Lane, Ashford Hill, Thatcham, Berkshire, RG19 8BG



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A characterful detached period home with adjoining paddock, in a quiet and scenic location, with four bedrooms, two reception rooms, study, conservatory and pool house set within an extensive garden

Kingsclere 3 miles | Tadley 3 miles | Newbury 8 miles (trains to London Paddington 50 minutes) | Basingstoke 11 miles (trains to London Waterloo 45 mins)

Spacious extended Cottage with period features | Double Garage and Workshop  
Extensive mature garden with Terrace and detached timber Pool House with Sauna and Jacuzzi | Adjoining three-acre Paddock

About 3.73 acres (1.51 hectares) | FOR SALE BY PRIVATE TREATY



### DESCRIPTION

Chapel Cottage is an extended period cottage located on the edge of the highly regarded village of Ashford Hill. The property is the last but one home along a no-through-lane and boasts a large private garden, all set within an unspoiled rural landscape.

Once the home of a Mr Chapell, the original part of the property dates from the late 18th century. Since then it has evolved to become a comfortable and spacious family home retaining period features including exposed beams and fireplaces. In more recent years it has benefitted from an integral double garage extension with office space above, with the most recent addition being an oak framed garden workshop incorporating a woodstore. The house has been in the same ownership since the late 80's and has been well maintained and updated over the years.

The accommodation (2960 sq.ft.) is as shown on the floorplan and the ground floor includes a sitting room with conservatory off, and a large dining room/snug providing further useful entertaining space. There is a good sized kitchen with adjoining utility room, a downstairs cloakroom with shower,

and a wide light-filled hallway with garden views, that creates a cohesive link between the main ground floor rooms.

The first floor boasts a master bedroom with full height triple aspect windows offering uninterrupted scenic views and benefits from an ensuite dressing room and bathroom. There are three further double bedrooms and a family bathroom on the first floor. Sitting above the integral garage and accessed by a separate staircase is the study which overlooks the garden. With its own w.c. and shower en-suite the study could potentially be re-purposed as a fifth or guest bedroom.

To the side of the house is a large oak framed workshop/mower store with garage doors opening onto the garden and an external log store. In the rear garden and adjacent to the eastern boundary is the timber pool house with integral jacuzzi and separate sauna and changing rooms. The pool and pool house would benefit from some repair and maintenance work to be fully functional. The grounds include a natural stone patio area adjacent to the house, a large lawn, flower borders, a garden store and established fruit trees bordered by a low post and rail fence.

Adjoining the house and garden to the west and north and included within the sale is a grass paddock of approximately 3 acres (1.21 ha) suitable for equestrian and recreational use. There is a separate water supply to the paddock.

### LOCATION

Chapel Cottage is situated in Old Lane, Ashford Hill, with Tadley to the north-east and Kingsclere to the south. The towns of Basingstoke, Newbury and Reading are each within 20-30 minutes' drive and provide rail links to London. The M3 and M4 motorways and A34 trunk road are all within 15 – 20 minutes' drive.

Ashford Hill has a state primary school within walking distance and there are several well-regarded independent prep and senior schools nearby including Cheam, Horris Hill, Thorngrove, St Gabriels and Sherfield.





## GENERAL REMARKS

### Method of Sale

The Property is offered for sale by Private Treaty as a whole.

### Tenure and Possession

Freehold with vacant possession on completion.

### Services

Mains water, mains electricity. Oil Central heating. Private drainage.

### Wayleave, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

### Local Authority

Basingstoke and Deane District Council  
Council Tax Band G

### Fixtures and Fittings

Carpets, curtains and light fittings at the property are included.

### Overage

The paddock is sold subject to an overage provision providing that in the event of residential development within 35 years of the date of the sale then 35% of the uplift in value as a result of such development would be payable to the Vendor.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for purposes of VAT, such tax will be payable in addition.

### Viewings and Further Information

Please contact Jeremy Loxton or Kevin Prince:

T - 01235 862888

E - [jeremy.loxton@brown-co.com](mailto:jeremy.loxton@brown-co.com)/[kevin.prince@brown-co.com](mailto:kevin.prince@brown-co.com)

### Health & Safety

We ask you to be as vigilant as possible when viewing for your own personal safety.

### Directions

From the North (Tadley/Aldermaston) take the B3051 towards Kingsclere. When entering the village of Ashford Hill, Old Lane is on the right immediately after crossing the brick bridge.

From the South (Kingsclere) stay on the B3051 and travel through the village of Ashford Hill, as you leave the village Old Lane is on the left-hand side immediately before the brick bridge.

Follow Old Lane (no through road) turning left and then right passing several properties on the right with the recreation grounds on the left. Chapel Cottage is the last in this group of properties on the right (with one further property at the end of the lane).

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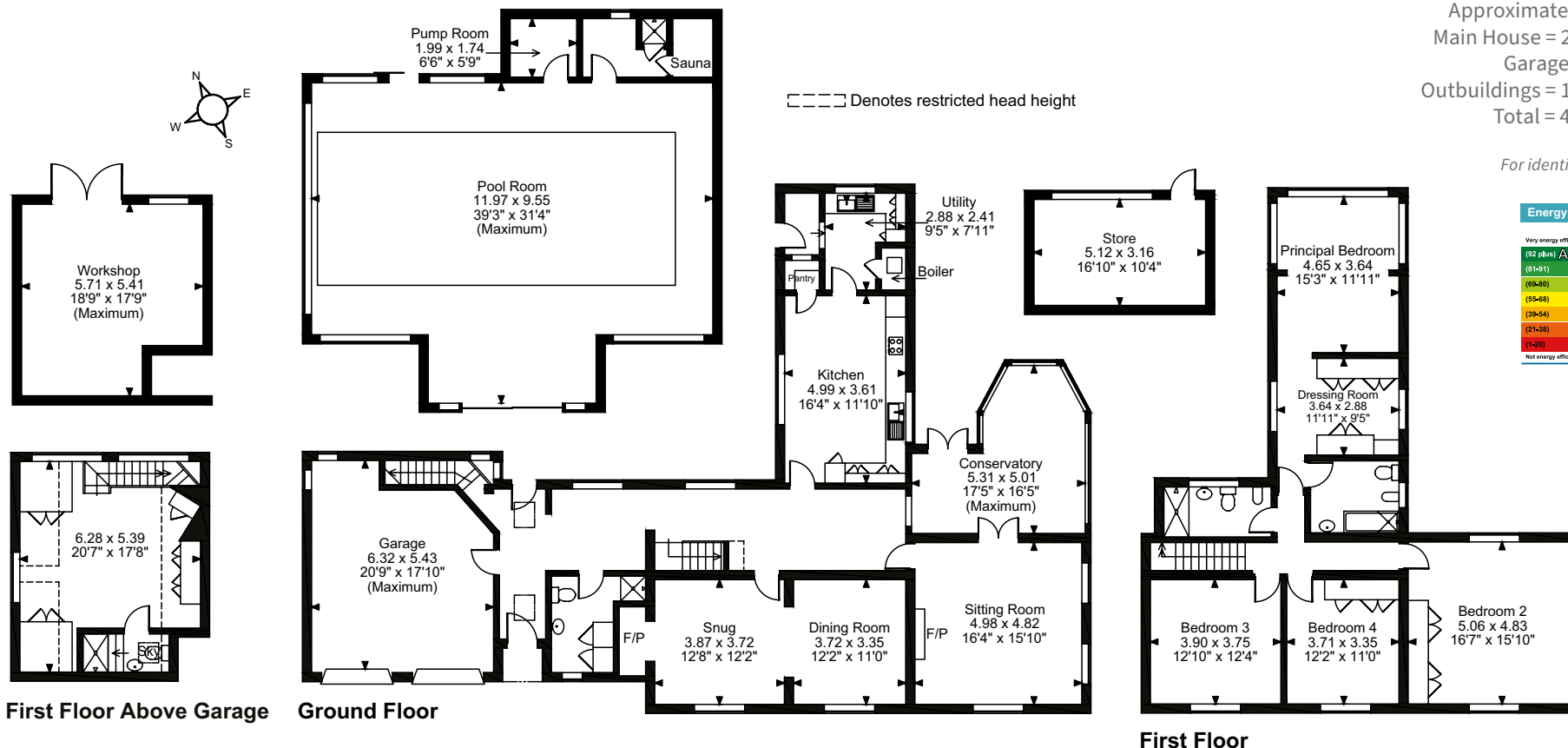
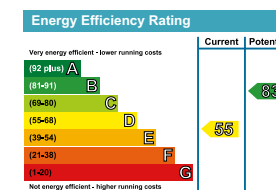


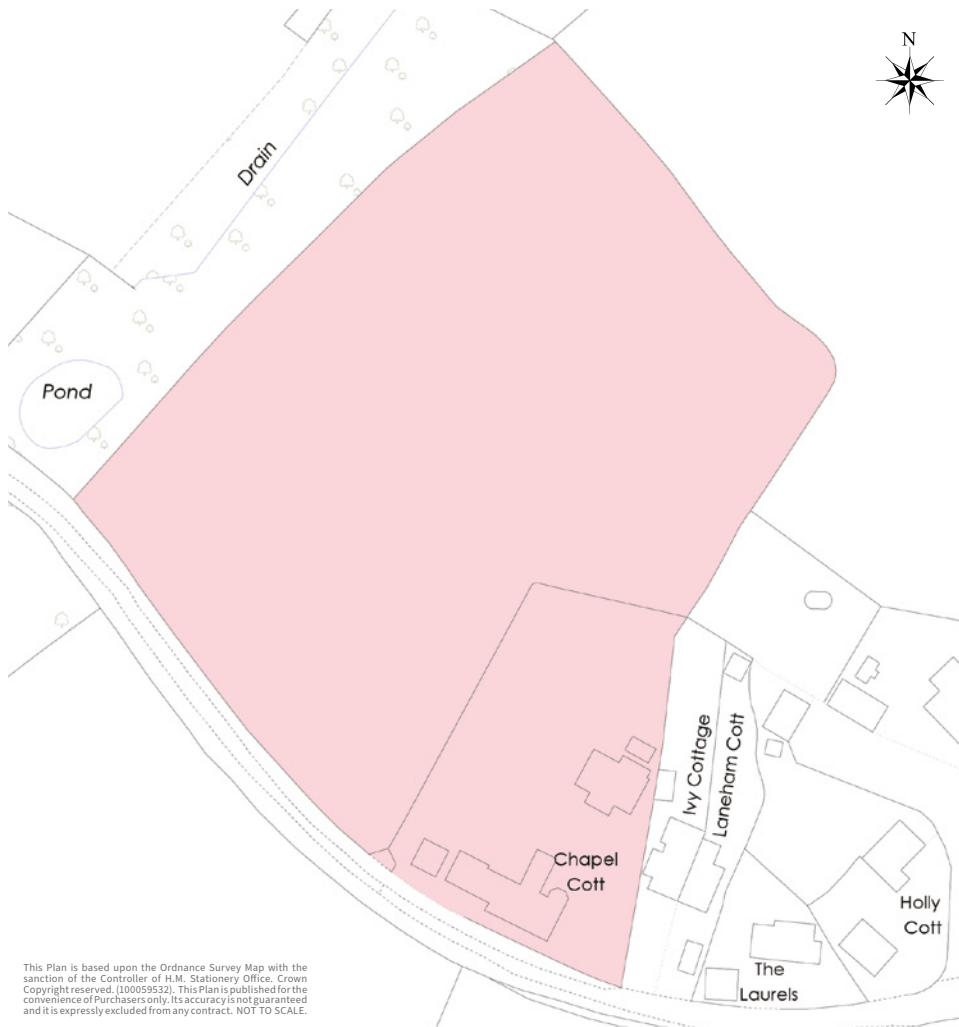


# CHAPEL COTTAGE

Approximate Gross Internal Area:  
Main House = 2,960 sq ft / 275 sq m  
Garage = 329 sq ft / 31 sq m  
Outbuildings = 1,679 sq ft / 156 sq m  
Total = 4,968 sq ft / 462 sq m

For identification only - Not to scale





## IMPORTANT NOTICES

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