



COOKSBRIDGE HOUSE, ASHFORD HILL ROAD, ASHFORD HILL

Hampshire RG19 8BB



IMPRESSIVE FAMILY HOME WITH FABULOUS ACCOMMODATION

Set behind electric gates, this exceptional family home combines elegant design, generous proportions and flexible living space – perfect for modern family life.



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EPC

D

Local Authority: Basingstoke and Deane

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Gas heating.



SITUATED IN THE HEART OF THE VILLAGE

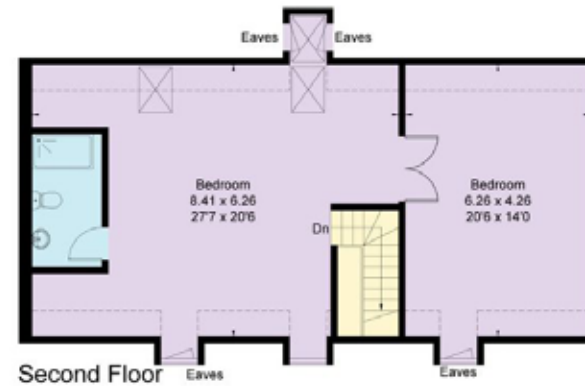
Upon entry, a spacious hall sets the welcoming tone. The bright sitting room features sash windows and French doors to the garden, ideal for relaxing or entertaining. A separate snug also opens to the garden. The heart of the home is the impressive kitchen with built-in appliances, a central island, and a dining area leading to the terrace. A laundry room connects to the garage, with two cloakrooms completing the ground floor. Upstairs, the principal bedroom offers built-in wardrobes and an en-suite, with three further bedrooms (one en-suite) and a family bathroom. The second floor features two light-filled bedrooms, one with an en-suite, spanning the home's footprint. Above the garage is a large games room/guest suite which offers potential for a bathroom conversion. Outside, electric gates open to a generous driveway and double garage. The rear terrace overlooks a level lawn bordered by mature trees, with a vegetable garden adding charm to this well-kept outdoor space.







Approximate Floor Area = 435.8 sq m / 4691 sq ft
 Summer House = 3.6 sq m / 39 sq ft
 Total = 439.4 sq m / 4730 sq ft
 (Including Garage / Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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