



Ashdene Ashford Hill Road Headley Hampshire RG19 8AB

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**Price Guide £850,000 Freehold**

**Ashdene is a stylishly appointed detached family home offering contemporary fittings and clean, neutral décor arranged over two floors. The main ground floor reception room is the 23ft Sitting Room with French doors opening onto the south-facing rear garden. There is a 23' Kitchen Breakfast Room plus a separate Dining Room. An extension overlooking the rear garden provides a fabulous 20' Family Room plus a Cloakroom, completing the ground floor. On the first floor, there are four double Bedrooms, three of which have ample fitted wardrobes. The Principal Bedroom has an en suite Shower Room, while there is also a family Bathroom with stylish fittings, including a walk-in shower. There is a gravel driveway, which is owned by the sellers, that leads to Ashdene and two other properties, then giving access to the attached Double Garage with further parking. To the rear, there is a good-sized paved terrace, ideal for alfresco dining and entertaining. The rest of the garden is beautifully landscaped with mature shrubs and hedging surrounding the well-tended lawn, which extends to approximately a 1/3 of an acre.**

**Efficiently run with the recent addition of Air Source Heating with Solar Panels**

**An Internal Viewing is Highly Recommended**



The property is set in a highly desirable position in the village of Headley. Headley has a local post office, while other local amenities can be found in Newbury, just 4 miles away. Newbury is a historic market town and offers a wealth of shops, pubs, restaurants and recreational facilities. The town still boasts markets twice a week, with other more specialised markets throughout the year. Schools in the area include The Clere School, Park House and independent schools of Cheam, St Gabriel's, to name a few. Newbury mainline station offers fast and efficient rail services to London Paddington (40 minutes). There are superb road links in the area, with the M3 and M4 both close at hand, providing access towards London, the M25, Heathrow airport, and west towards Bristol and the southwest.

**Directions:** Leave Newbury on the A339 towards Basingstoke. After passing the Greenham Common roundabout and just after the Thornford Road roundabout, you will enter the village of Headley. Ashford Hill Road will be found on the left, and the property will be found off a private driveway on your right.

**Council Tax Band:** G    £3797.72 pa

**Nearest Bus stop:**        A339 / Ashford Hill Road    0.1 mile

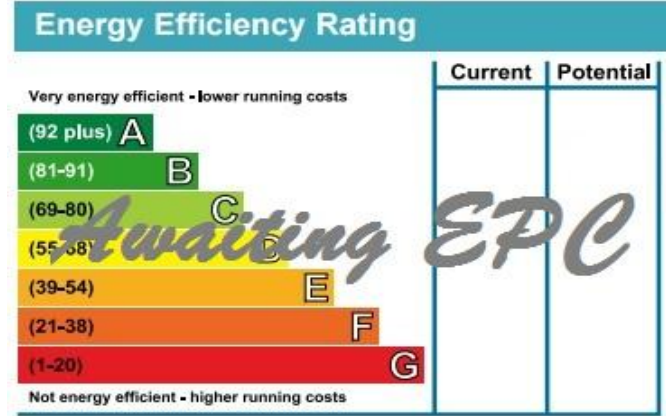
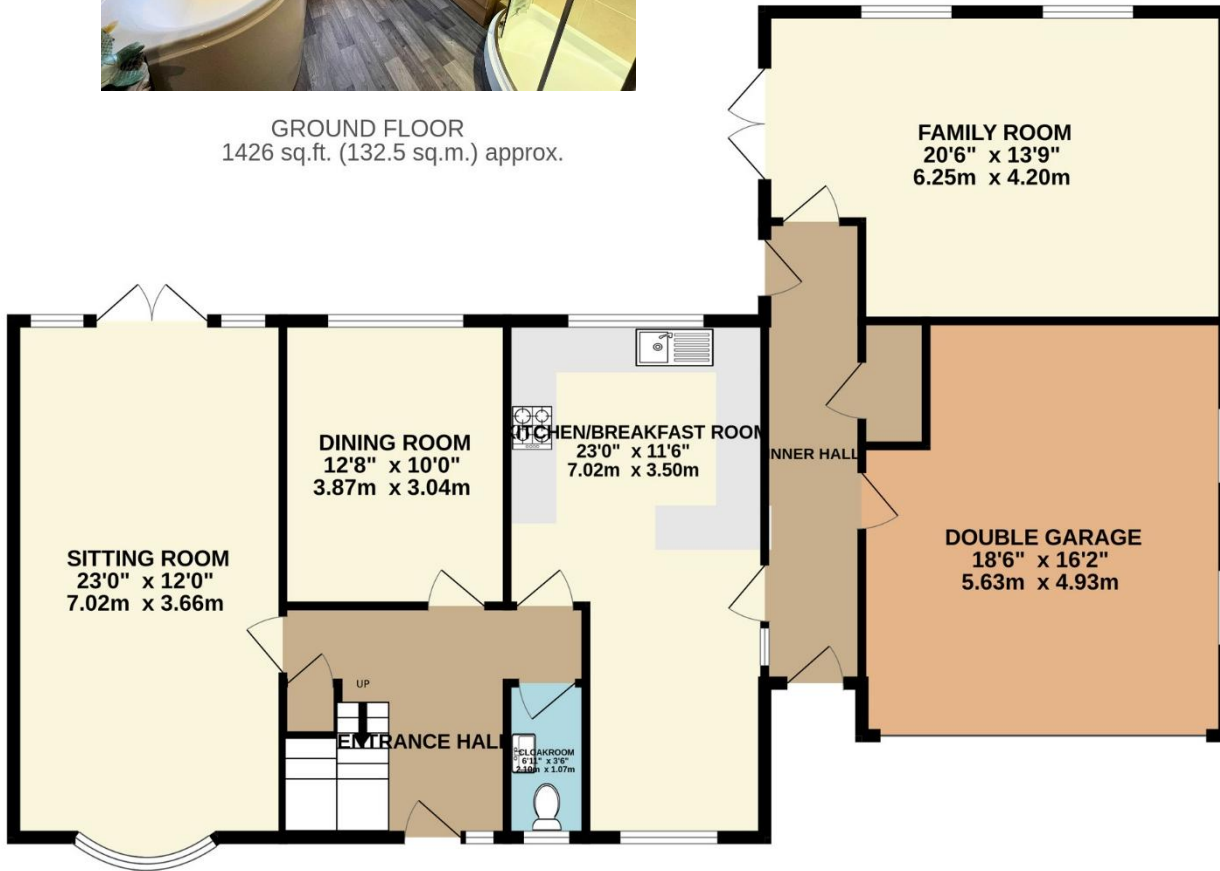
**Nearest Train station:** Newbury        3.5 miles    ( Paddington )

   Basingstoke 11 miles    ( Waterloo )

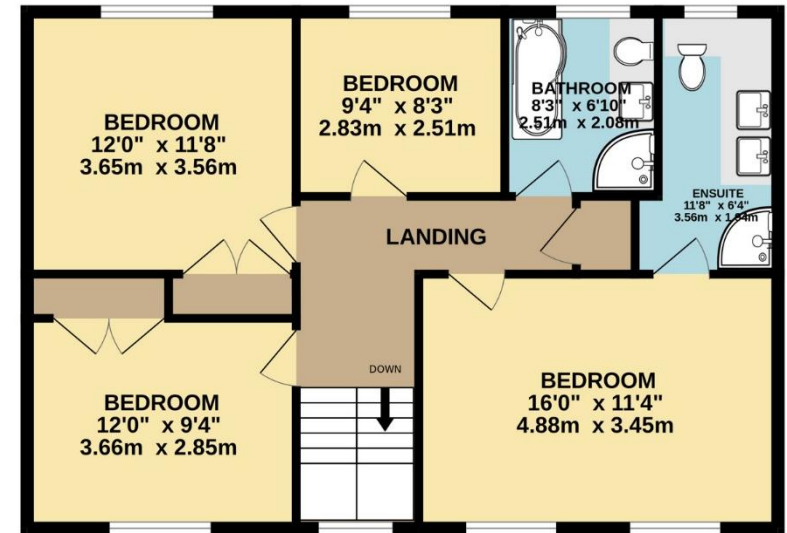




GROUND FLOOR  
1426 sq.ft. (132.5 sq.m.) approx.



1ST FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 2196 sq.ft. (204.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that and prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

