



**2 TAN HOUSE COTTAGES**  
Guide Price £950,000

Carter Jonas

# **2 TAN HOUSE COTTAGES ASHFORD HILL ROAD HEADLEY RG19 8AP**

- Newbury town and mainline station 7 miles

- Basingstoke station 14 miles

- M4 (J13) 10 miles

- M3 (J6) 13 miles

Entrance hall · fabulous 26 ft x 18 ft kitchen/living space with vaulted ceiling · sitting room with woodburner · dining room · utility room · family room · cellar · four bedrooms · dressing room · two bath/shower room (third unfitted) driveway parking · total plot of just under  $\frac{1}{4}$  of an acre · small swimming pool · Energy Rating D

## **SITUATION**

Headley lies to the south of Newbury on the way towards Kingsclere and Basingstoke. Within the village there is a church and a well stocked community shop and community hall which hosts many activities. The area is surrounded by attractive countryside providing good walking and riding.

## **DESCRIPTION**

2 Tan House Cottages is a beautiful Grade II listed detached property believed to have been built in the mid 1750's and more recently substantially extended in 2018. The property has been substantially improved over the years but has kept character features within the original building. The accommodation briefly comprises a glass fronted reception hall, sitting room with wood burner, adjoining dining room, 26 ft x 18 ft kitchen/ living room, family room/ playroom, master bedroom with dressing room and ensuite (plumbed not fitted) guest bedroom with ensuite, two further bedrooms and family shower room.

**A BEAUTIFUL DETACHED, GRADE II LISTED PROPERTY, WITH ENORMOUS CHARACTER, SIZEABLE MODERN EXTENSION AND SOUTH FACING GARDEN SITTING IN A PLOT OF JUST UNDER  $\frac{1}{4}$  OF AN ACRE.**



## OUTSIDE

To the front of the house there is a gravel drive with ample parking while to the rear there is a generous garden with pool and feature water feature with pond (not currently working).

## AGENTS NOTE

In future the current owner will apply for planning permission to build a detached dwelling on the land adjacent to the property.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Air source heat pump and 5.4kw solar panel system, mains water, electricity, water, sewage treatment plant

**Local Authority:** Basingstoke & Deane Borough Council

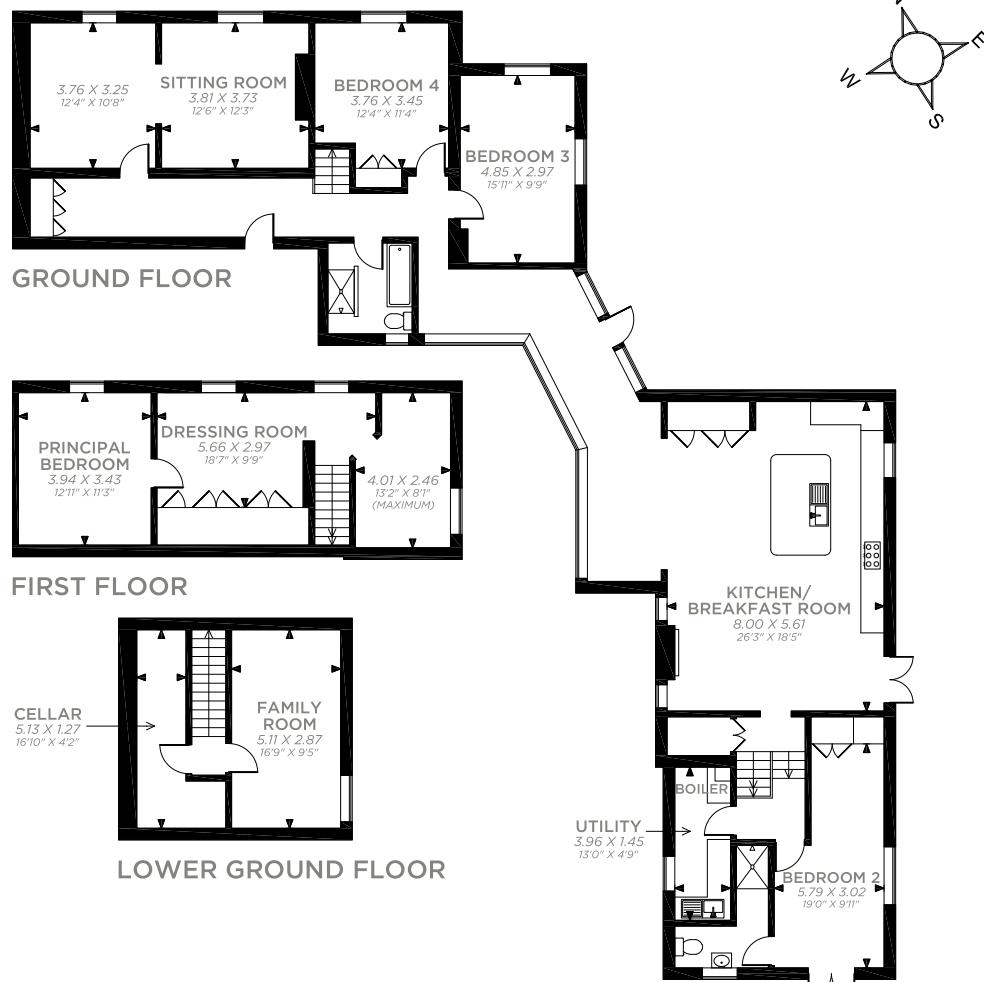
**Council Tax:** Band F

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG19 8AP



TAN HOUSE COTTAGES, ASHFORD HILL ROAD, HEADLEY, THATCHAM  
APPROXIMATE GROSS INTERNAL AREA  
2,796 SQ FT / 260 SQ M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	62 D
39-54	E		
21-38	F		
1-20	G		

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