



12 HOLLYCROFT
Guide Price £1,100,000

Carter Jonas

12 Hollycroft Ashford Hill RG19 8BU

- Newbury 7.7 miles
- Newbury station 7.4 miles (Fast trains to London Paddington 40 mins)
- M4 (J12) 11 miles
- Basingstoke 11 miles
- Basingstoke station 11.2 miles (Fast trains to London Waterloo 45 mins)
- M3 (J6) 12 Miles

Large entrance hall • cloakroom • fantastic kitchen/living/dining area with bifold doors opening to a large rear garden • Scandi woodburning stove • large utility/boot room • separate large formal sitting room with open fire. • Galleried landing • spacious master bedroom with double built in wardrobes and large ensuite shower room • second double bedroom with ensuite shower room and double built in wardrobes • two further double bedrooms all with built in wardrobes (Bed 4 currently used as a dressing room with fully fitted wardrobes) • large family bathroom

Description

A very spacious, bright, and much improved sensitively extended detached house offering excellent accommodation. Features of the property include higher than average ceilings and a very high quality finish. The front door leads into a spacious and welcoming hallway with expansive galleried landing. The sitting room is a generous size presently with inset gas log fire, but can also be used as an open fire. Double glazed French doors leading onto the garden. A particular feature of the property is the fantastic kitchen/living/dining room with double sets of bifold doors which open onto the garden. A luxury kitchen with built in appliances which leads into a very large utility/boot room with side door to front and rear gardens. The first floor accommodation enjoys a lovely feeling of space with 4 good size double bedrooms all with built in wardrobes.

Built by the renown local builders Bewley Homes and coming to the market for the very first time since new. A lovely family home that has been creatively extended and enhanced by the current owners to provide exceptionally bright and spacious accommodation that lends itself extremely well to both formal entertaining and relaxed family living.



Outside

Overall an exceptionally large plot with a detached double garage with up and over electric doors, power and lighting
* generous gravel driveway large enough for 4 vehicles *
landscaped gardens * home office/multi-purpose garden room situated adjacent to a smart raised patio and decking area surrounding a fish pond. The West facing rear garden has had extensive landscaping and boasts a large decked area. Mainly laid to lawn with borders.

Location

Ashford Hill is a quiet rural village in the Basingstoke and Dean district of Hampshire, conveniently located roughly halfway between Newbury and Basingstoke. With easy access to the A339, M4 and M3 and the major National Railway stations of Basingstoke and Newbury all within easy reach. The village of Ashford Hill is part of the civil parish of Ashford Hill with Headley and part of the Kingsclere ward of Basingstoke and Dean Borough Council. It is mostly a rural area with woodlands and has a National nature reserve. With easy access to local shops, good schools and churches all within a 2-3 miles drive to the villages of Kingsclere, Headley and Tadley.

Additional Information

Tenure: Freehold

Services: Oil fired central heating. Gas connection via LPG. Mains water and electricity. BT Openreach Broadband. There is a private drainage arrangement for the development via a modern Klargester system. A management charge of £1,100 pa covers the maintenance for the drainage and general maintenance of the grounds.

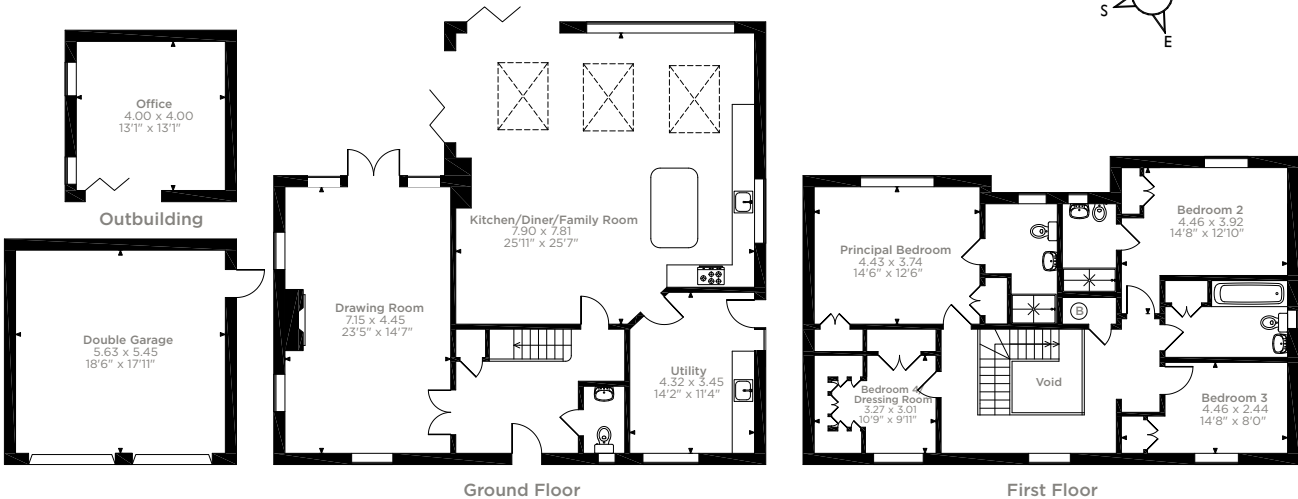
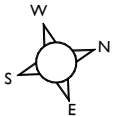
Local Authority: Basingstoke & Deane Borough Council
Band G

Viewing: By prior appointment through the Newbury office
Tel. 01635 263010

Directions: Please use postcode RG19 8BU



12, Hollycroft, Ashford Hill, Thatcham, Hampshire
Approximate Gross Internal Area
Main House = 214 Sq M/2304 Sq Ft
Outbuilding = 16 Sq M/172 Sq Ft
Double Garage = 31 Sq M/334 Sq Ft
Total = 261 Sq M/2810 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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