



ROSE COTTAGE
Guide Price £735,000

Carter Jonas

ROSE COTTAGE 7 HIGHFIELD ASHMANSWORTH RG20 9SG

- A34 3 miles
- M4 (J13) 6 miles
- Newbury town centre and mainline station 6 miles

Covered porch · entrance hall with stairs to the first floor · light and spacious open plan ground floor living space providing kitchen, sitting and dining areas · separate boot room · downstairs cloakroom · principal bedroom with ensuite · 3 further double bedrooms · family bathroom with bath and shower · fully boarded loft · detached brick built home office · private drive · off road parking · rear garden · lovely village location yet within fast access to rail networks, Newbury, A34 and M4 and rail networks · quiet position within Ashmansworth · air source heat pump · underfloor heating throughout · MVHR ventilation system · Energy Rating B

SITUATION

Ashmansworth is widely regarded as one of the most desirable villages in the area, sitting high within the North Wessex Downs National Landscape and surrounded by open countryside, bridleways and footpaths. Despite its rural setting, the village remains exceptionally well connected, with Newbury approximately six miles away, the A34 within easy reach and direct rail services to London from both Newbury and Whitchurch. The surrounding area offers an excellent choice of schools, country pubs, sporting opportunities and outdoor pursuits, making it particularly attractive to families and those seeking a balance between rural living and accessibility.

DESCRIPTION

Rose Cottage is a beautifully presented four-bedroom detached home set within the highly regarded village of Ashmansworth, surrounded by the rolling countryside of the North Wessex Downs National Landscape.

AN EXCEPTIONALLY ENERGY-EFFICIENT DETACHED VILLAGE HOUSE OCCUPYING A PEACEFUL POSITION IN ONE OF HAMPSHIRE'S MOST SOUGHT-AFTER DOWNLAND VILLAGES. COMBINING MODERN CONSTRUCTION, GENEROUS FAMILY ACCOMMODATION AND A DETACHED GARDEN OFFICE, ROSE COTTAGE OFFERS COUNTRY LIVING WITHOUT COMPROMISE.



Built in recent years and carefully maintained by the current owners, the property combines the practicality and efficiency of modern construction with the character and atmosphere expected of a country home. The heart of the house is an impressive open-plan kitchen, dining and living space extending across the rear of the property, creating a bright and sociable environment for everyday family life and entertaining. French doors open directly onto the garden, providing a seamless connection between indoor and outdoor living. A separate boot room offers practical storage for country living, while a detached brick-built garden office provides an ideal space for home working, hobbies or a studio.

OUTSIDE

The property is approached via a gravel drive providing access and off-road parking. The rear garden is fully enclosed and is mainly lawn with a generous sized patio terrace for outside dining. Also situated in the garden is an attractive brick-built home office which can be used for a variety of different things and is ideal for someone working from home.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, drainage via Southern Water operated treatment plant, centrally heated via an air source heat pump.

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band F

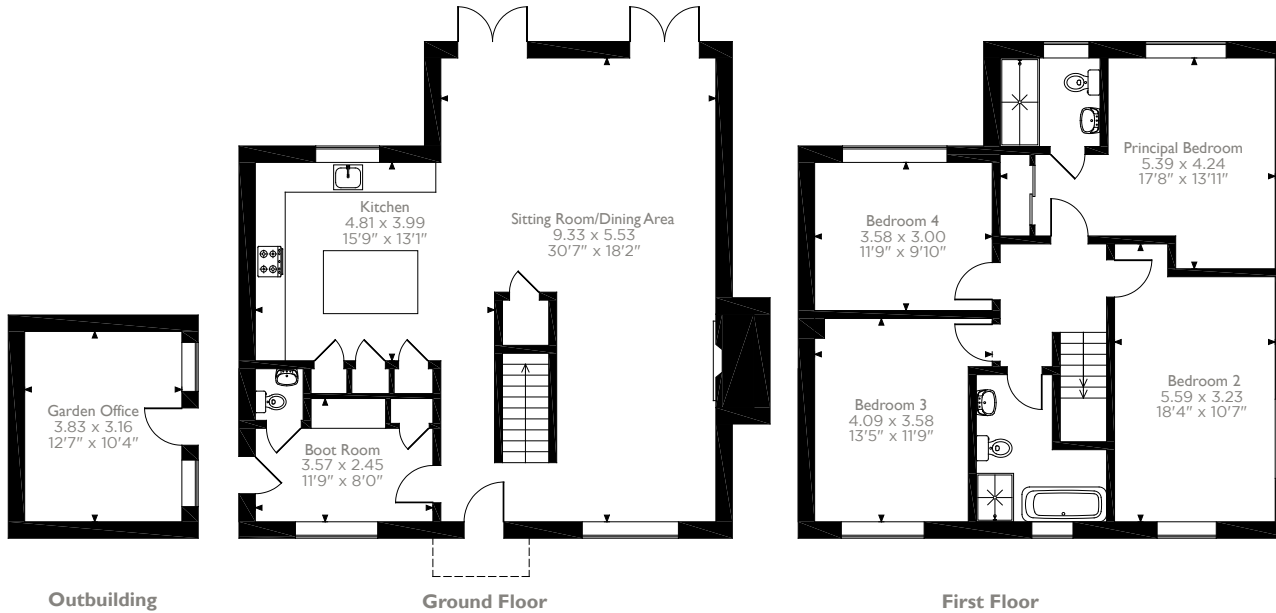
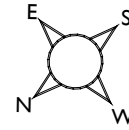
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 9SG



Rose Cottage, Highfield, Ashmansworth, Newbury, Hampshire

Approximate Gross Internal Area
 Main House = 159 Sq M/1711 Sq Ft
 Outbuilding = 13 Sq M/140 Sq Ft
 Total = 172 Sq M/1851 Sq Ft



Outbuilding

Ground Floor

First Floor

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		108 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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