



SAMARIA

Guide Price £350,000

Carter Jonas

SAMARIA ASHFORD HILL ROAD HEADLEY RG19 8AB

- Newbury town centre and mainline train station with trains to London Paddington 5 miles
- Basingstoke town centre and trains to London Waterloo 13 miles
- M4 and M3 motorways 13 miles

Entrance porch · kitchen · sitting room · 2 bedrooms · bathroom · garage · workshop · parking · garden · Energy Rating G

SITUATION

Samaria is situated on the Ashford Hill Road in the village of Headley. 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

Samaria is a detached bungalow that is linked to the adjoining property via the garage. The property currently offers an entrance porch, a kitchen, large double aspect sitting room, two bedrooms and a bathroom. Refurbishment and modernisation is required, with the property offering enormous potential, and scope for it to be further extended to create additional accommodation if required, subject to planning consent.

SITUATED IN THIS VERY CONVENIENT VILLAGE BETWEEN NEWBURY AND BASINGSTOKE, A LINK DETACHED TWO BEDROOM BUNGALOW IN NEED OF MODERNISATION WITH A LARGE PLOT OF 0.23 ACRES.



OUTSIDE

The plot of the property is a main feature as there is a large area of drive providing off-road parking and access to the garage which has a workshop to the rear. The rear garden is all grass but contains a variety of shrubs and plants and the whole plot measures 0.23 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage.

Local Authority: Basingstoke & Deane Borough Council

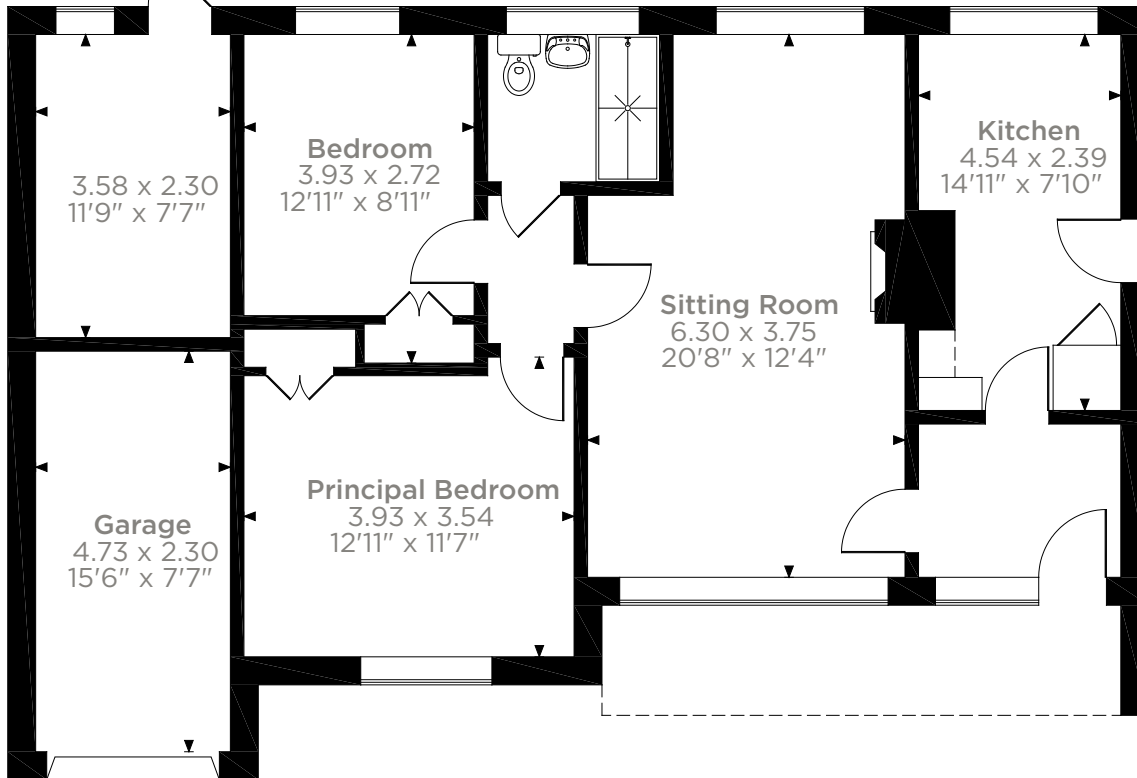
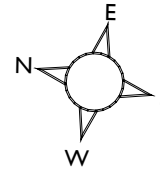
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG19 8AB



Samaria, Ashford Hill Road, Headley, Thatcham, Hampshire
 Approximate Gross Internal Area
 Main House = 70 Sq M/753 Sq Ft
 Garage/Outbuilding = 19 Sq M/205 Sq Ft
 Total = 89 Sq M/958 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		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

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