



HIGHFIELD, ASHMANSWORTH, RG20

£2,750 per month*

Carter Jonas

- 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

THE PROPERTY

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.

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. 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.

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.

An exceptionally energy-efficient village house occupying a peaceful position in one of Hampshire's most sought-after downland villages. Combining modern construction, generous family accommodation and a garden office, Rose Cottage offers country living without compromise.



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

EPC Rating D. Council Tax Band F (Basingstoke and Deane Government website for current cost)

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2750.00 per calendar month: Holding deposit of 1 week's rent £634.00 Security deposit of 5 weeks rent £3173.00

ADDITIONAL INFORMATION

Viewing Strictly by appointment

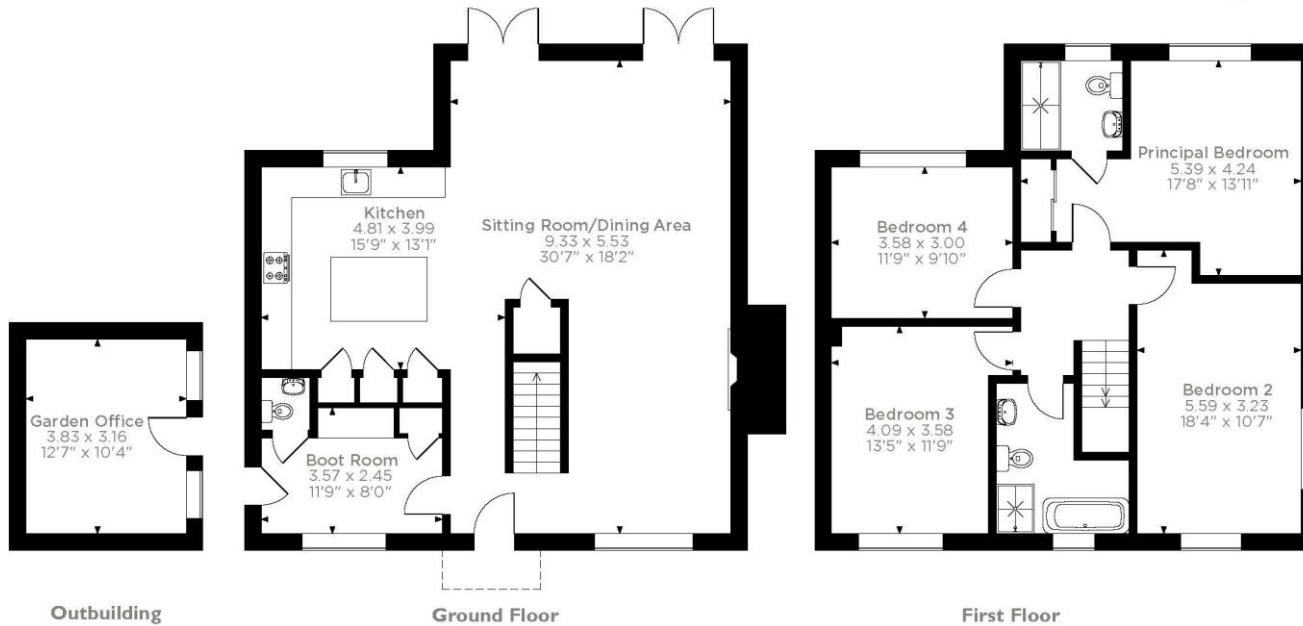
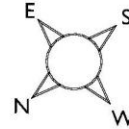
Local Authority - Council Tax Band F

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	108
B (81-91)	87
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	



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



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.



T: 01635 263020

51 Northbrook Street, Newbury, Berkshire, RG14 1DT

E: newbury.lettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.