

Ashford Hill, Hampshire
Three Bedroom Bungalow



Bluebell Barn, Ram Alley, Ashford Hill, Hampshire, RG19 8AY

The Property

Situated within an exclusive development of four new build houses, Bluebell Barn has been finished to a high standard, offering spacious and flexible accommodation throughout. Benefits to this property include a 34ft kitchen/living room, double garage with ample parking, a separate cottage to the rear and the roof has been cut (with a guarantee/warranty) to create a first floor under permitted development rights. This would increase the property by 743 ft.² and would create two double bedrooms with en-suite bathrooms.

Accommodation

From the front door you are greeted with a spacious hallway leading to the stunning 34ft kitchen/living room. Within the bespoke kitchen you have quartz counter tops, a functional island, and a range of appliances include range cooker, induction hob, and laundry facilities. The living room offers a beautiful bay window, French doors opening into the rear garden and a wood burner fireplace. The accommodation is finished with a separate study, two bedrooms and the family bathroom.

Outside

The rear garden is mainly laid to lawn with a patio area outside the living room. From the garden you have access to the one bedroom cottage which offers kitchen, bathroom, and additional parking/outside space. To the front you have driveway parking and a double garage.

Additional Land Available

Available by separate negotiation. Approximately 3 acres with pedestrian access from Woodlands Court, vehicular access onto the bridle path and access road known as Ram Alley. Water connected and electric available.

Location

The village of Ashford Hill which is a small village situated in an outstanding rural location on the Hampshire/Berkshire border. The house is conveniently located for road links (A34, M4, M3) and rail commuting. Basingstoke is only 11 miles away with a mainline station to London, Waterloo in 45 minutes. Newbury and Reading are only 6 miles and 17 miles distant with stations servicing London, Paddington in about 55 and 30 minutes respectively.

Headley itself has a village shop and post office while the popular village of Kingsclere is only 3.5 miles away offering more varied facilities. Both Newbury and Basingstoke offer larger commercial and entertainment facilities. The surrounding countryside is renowned for its excellent walking and riding, in particular nearby Ashford Hill Woods and Meadow are a Site of Special Scientific Interest.

The local area is served well by an excellent range of schooling for all requirements, in particular Cheam, Thorngrove, St Gabriel's, Brockhurst & Marlston House, Downe House and Elstree.

Local council is Basingstoke & Deane - tax band TBC.

ABC Architects 10yr Warranty.















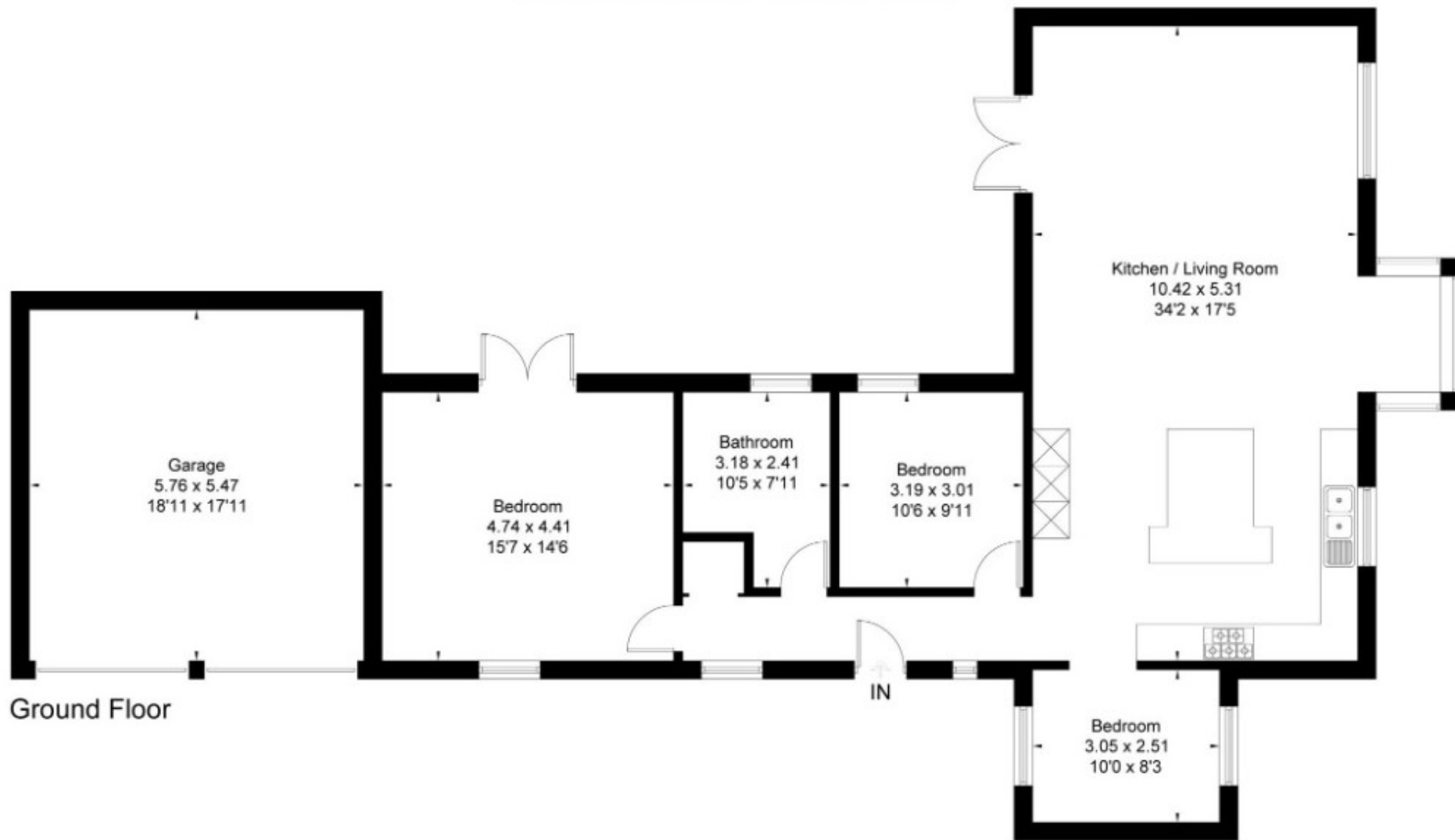






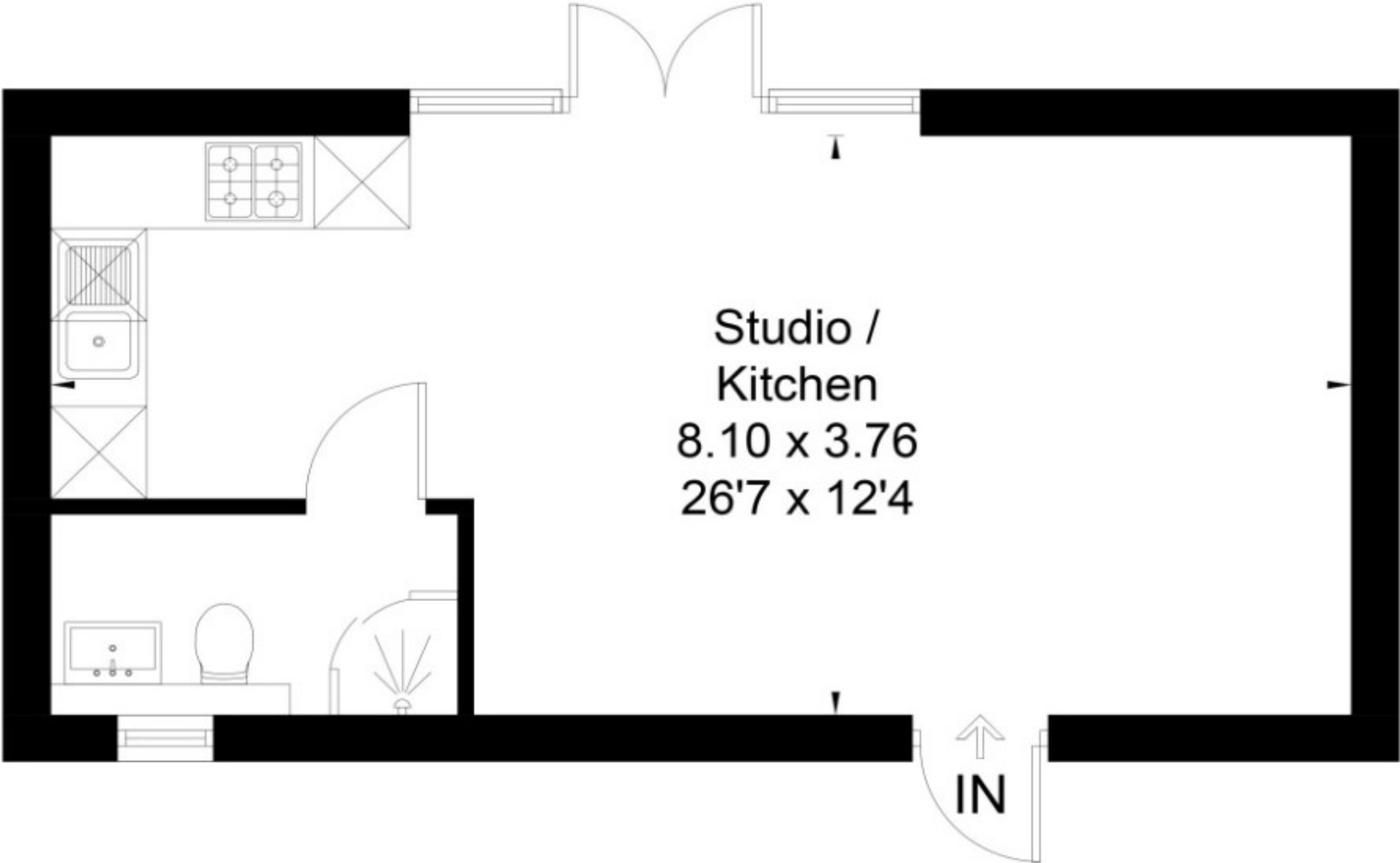


Approximate Area = 113.8 sq m / 1225 sq ft
Garage = 31.3 sq m / 337 sq ft
Total = 145.1 sq m / 1562 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 308223

Approximate Area = 31.1 sq m / 335 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 321449

Places of interest

The surrounding area is renowned for country walks and open spaces.

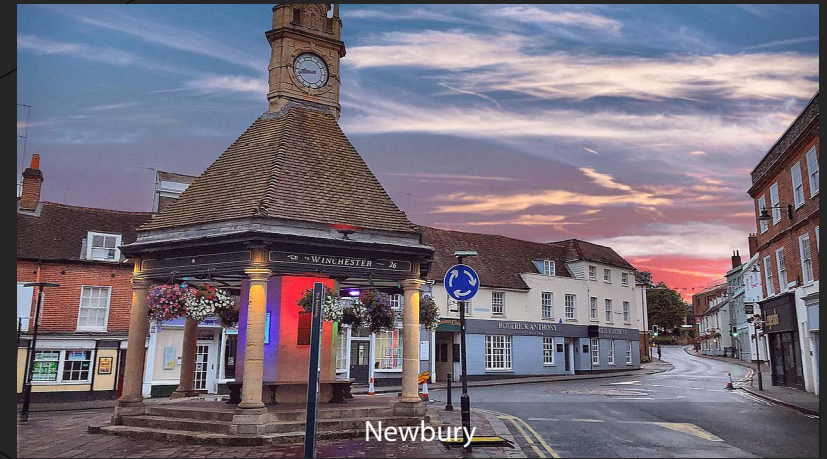
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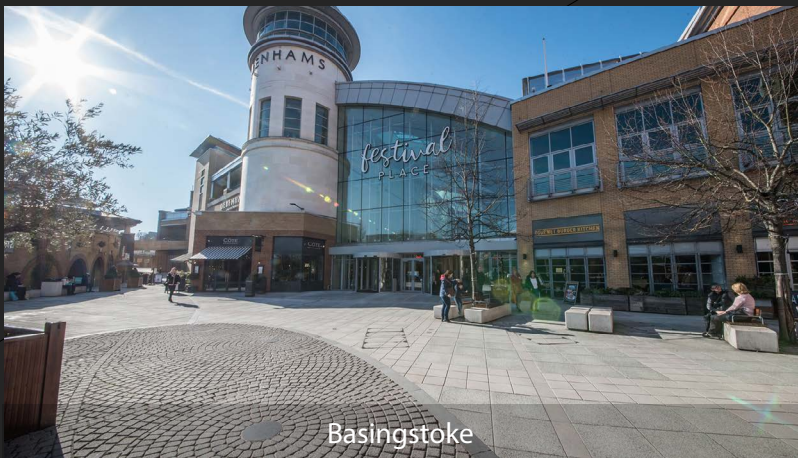
Basingstoke Train Station



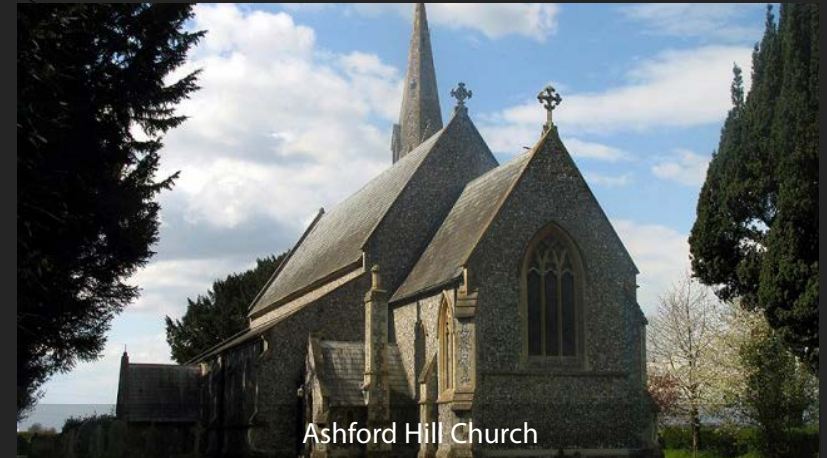
Cheam School



Newbury



Basingstoke



Ashford Hill Church

Consumer Protection Regulations

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They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG19 8AY. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. .

Viewing

Telephone sole agents
McCarthy Holden: 01256 704851

Services

Mains electricity, gas and treatment plant

Local Authority

Basingstoke & Deane
01256 844844
Band TBC

McCarthy
Holden 

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