

Ashford Hill, Hampshire  
Three Bedroom House



# Lavender Cottage, Ram Alley, Ashford Hill, Hampshire, RG19 8AY

## The Property

Situated within an exclusive development of four new build houses, Lavender Cottage has been finished to a high standard and offers wonderful countryside views. Benefits to this property include three bedrooms, two bathrooms, off road parking and spacious accommodation throughout.

## Ground Floor

The reception hall gives access to the living room which benefits from being dual aspect and has access into the rear garden through a set of French doors. From the living room and kitchen, you enjoy wonderful views over the adjoining farmland. The kitchen/breakfast room has been finished with a high-quality Howdens kitchen which benefits from quartz worktops, range cooker, Lomona appliances and underfloor heating. The kitchen opens onto the dining room with French doors leading to the rear garden. The ground floor accommodation is finished with a separate utility room next to the kitchen and downstairs W/C.

## First Floor

The first floor offers three well sized bedrooms. All bedrooms offer wonderful views, and the main bedroom offers plenty of space for storage. Both bathrooms have been finished to a high standard with the main bathroom offering a sink, toilet, and bath with shower overhead. The en-suite which is off the

main bedroom offers sink, toilet, bath and shower with thermostatic shower controls, chrome taps and showerhead.

## Outside

Outside the front of the property a gravel courtyard provides off road parking for two vehicles and leads to a newly created cart shed. An electric charging station has been installed and wiring installed to the front of the property should an extra charger be required. The rear gardens are split between lawned garden with a porcelain terrace and a wildflower area with a post and rail boundary overlooking farmland.

## 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

Situated off a bridle path, Lavender Cottage is surrounded by farmland and is in an ideal location for those looking for a tranquil rural setting which is accessible. It lies about a mile from 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.



















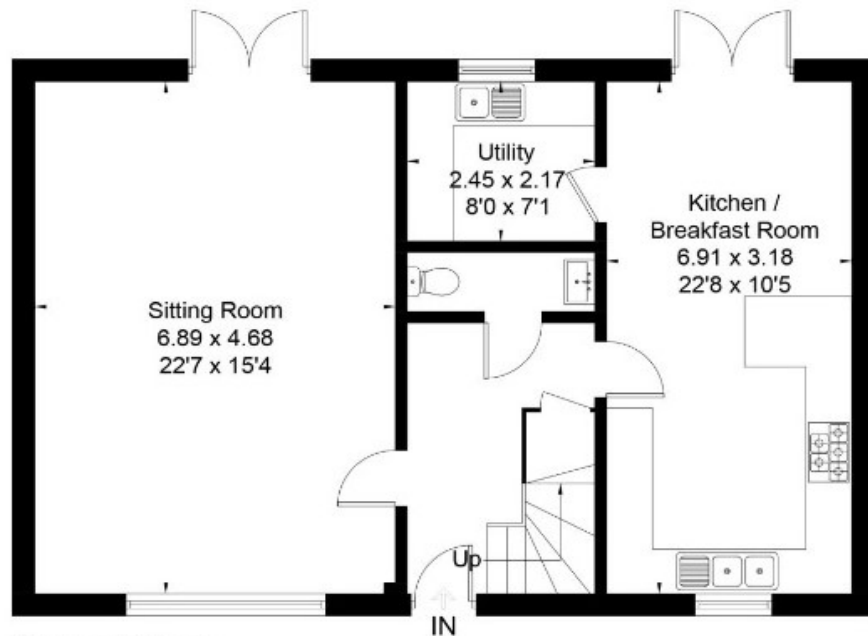




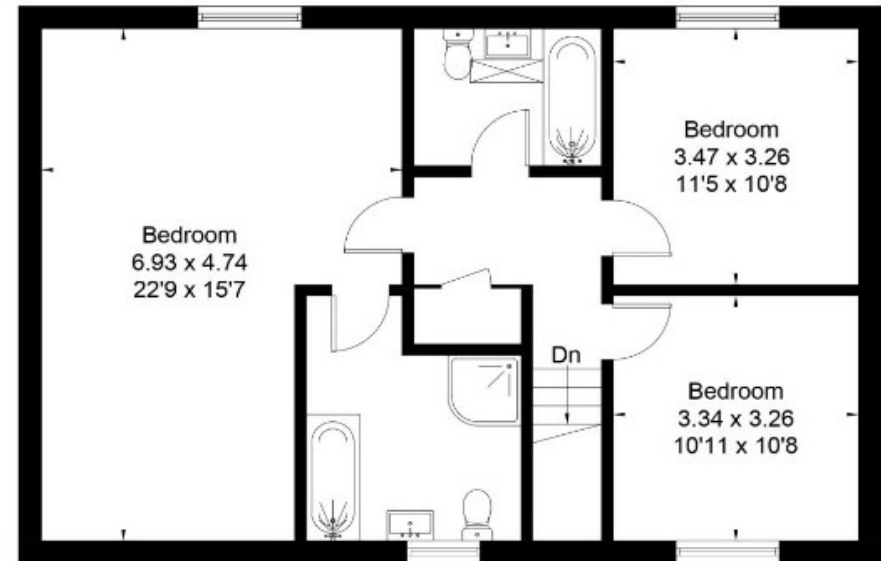




Approximate Area = 147.4 sq m / 1587 sq ft



Ground Floor



First Floor

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

# Places of interest

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

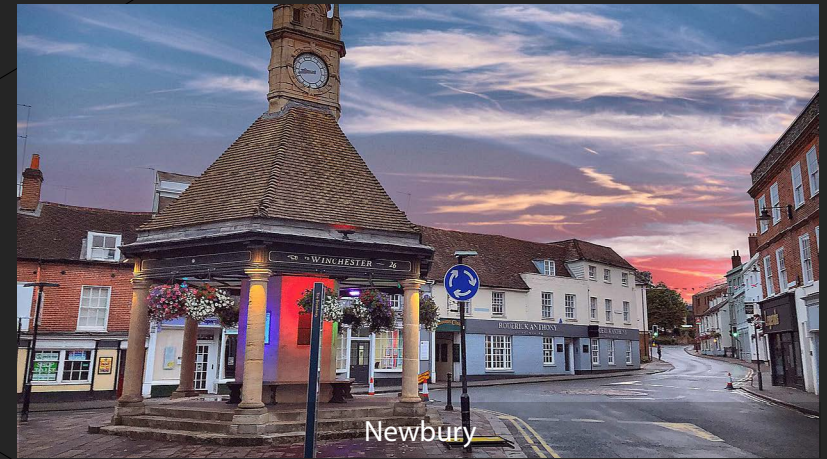
The house is conveniently located for road links (A34, M4, M3) and rail commuting. Basingstoke is only 11 miles away with a mainline station to London, Waterloo in 45 minutes.



Basingstoke Train Station



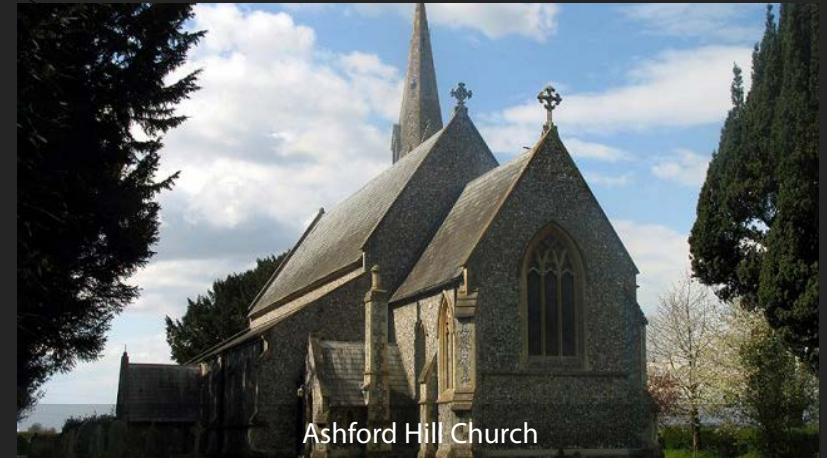
Cheam School



Newbury



Basingstoke



Ashford Hill Church



## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

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 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)