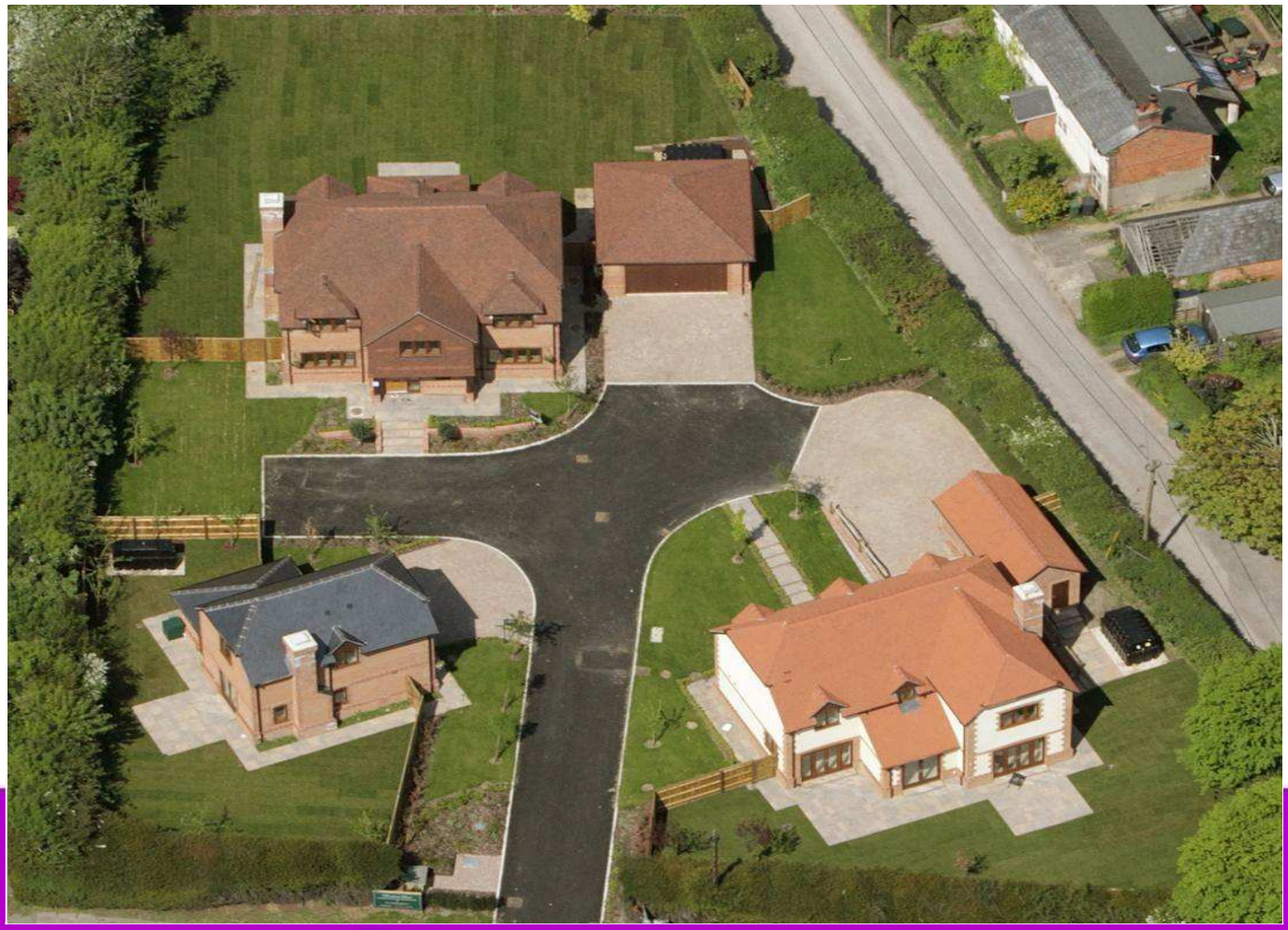
sales • lettings • new homes • premiere homes • finance

davistate.com



Somerton House, 2 Benham Lane,
Ashford Hill, Thatcham RG19 8BE

£550,000 Freehold

All Property Matters

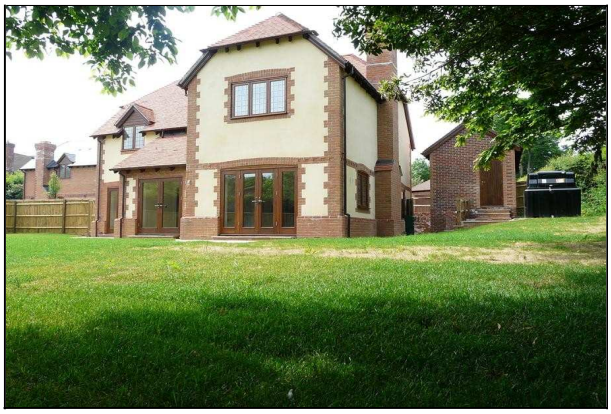
Somerton House sits in a quiet location in a very generous plot providing ample parking and a large garden. The property is just one of three interesting and individual detached houses that have been built by Westbuild Homes, who are a family run firm with an excellent reputation for the construction of high quality properties.

Local Information
Ashford Hill is a popular village of Ashford Hill, close to the Berkshire border. There is a school, church, and pub in the village and in Kingsclere, just 2½ miles to the south, there are shops providing for everyday essentials. Ashford Hill is conveniently situated within 3 miles of the A339 Newbury to Basingstoke road offering access to the M4 (J 13) north of Newbury and the M3 (J 6) at Basingstoke. From Newbury railway station there are fast trains to London, Paddington and from Basingstoke to London, Waterloo.

Accommodation
It offers very spacious family sized accommodation which is well planned around a generous entrance hall and large galleried landing. The sitting room has a focal point of an open fireplace with brick surround which is designed for a wood burning stove and French windows providing direct access to the adjoining paved terrace. To one side of the house is a double aspect, large kitchen/breakfast room providing ample space for a table with doors leading to a garden room/study. The kitchen is fitted with an attractive range of oak units with granite work surfaces with 1½ bowl sink with mixer taps and drainer, built in Bosch oven with ceramic hob and cooker hood and light above, built in Bosch dishwasher, integral fridge and freezer.

The ground floor is completed by a cloakroom and a useful utility. Upstairs all the rooms radiate from the galleried landing, the master bedroom having a wall of built in wardrobes and a spacious en suite shower room with twin basins set in a vanity unit. There are 3 further bedrooms and a large family bathroom with bath and shower. Both the en suites and the main bathroom have quality Roca sanitary ware and the properties are finished with attractive details including sash window sills and polished chrome light switches and electrical sockets throughout.

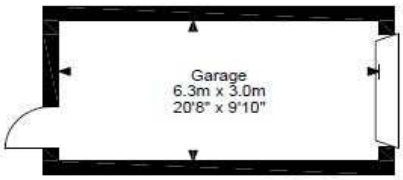
Garden
To the front of the house there is an attractive set of landscaped steps with beds to either side providing a pathway to the front door. To the side of the house there is a wide drive providing ample off road parking as well as access to the brick built detached single garage. The rear garden is a strong selling feature as it is a very good size, fully enclosed with a generous paved patio to the rear of the property beyond which the garden has been landscaped so that it is level. The drainage is via a private sewage treatment plant which is shared by all three properties in the lane, with an annual maintenance cost of £935 per
house, this cost is not only to maintain the sewage treatment system but also for the management company for maintaining the private road and the associated costs.



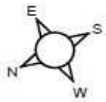
Directions
From Newbury head south on the A339 passing St. Gabriel's school on your left hand side, at the roundabout take the first exit, continue into Headley and after entering the village take the first left turn sign posted Ashford Hill. Continue on this road and after entering Ashford Hill pass the primary school on your left hand side and at the T junction turn left.

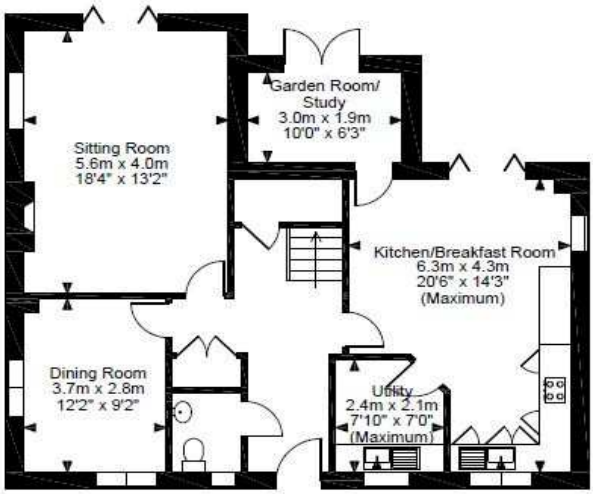
Disclaimer
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

Contact Us
For an appointment to view please contact us on 0118 983 1201

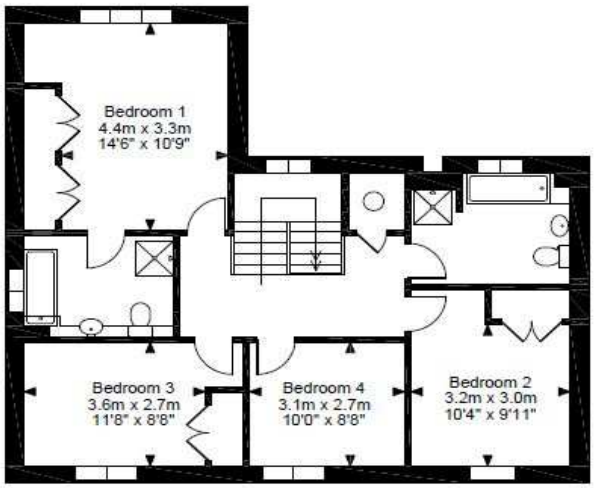


Benham Lane, Ashford Hill, Thatcham
Approximate Gross Internal Area
Main House = 1,800 sq ft / 168 sq m
Garage = 203 sq ft / 19 sq m
Total = 2,003 sq ft / 187 sq m





Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8154065/LCO