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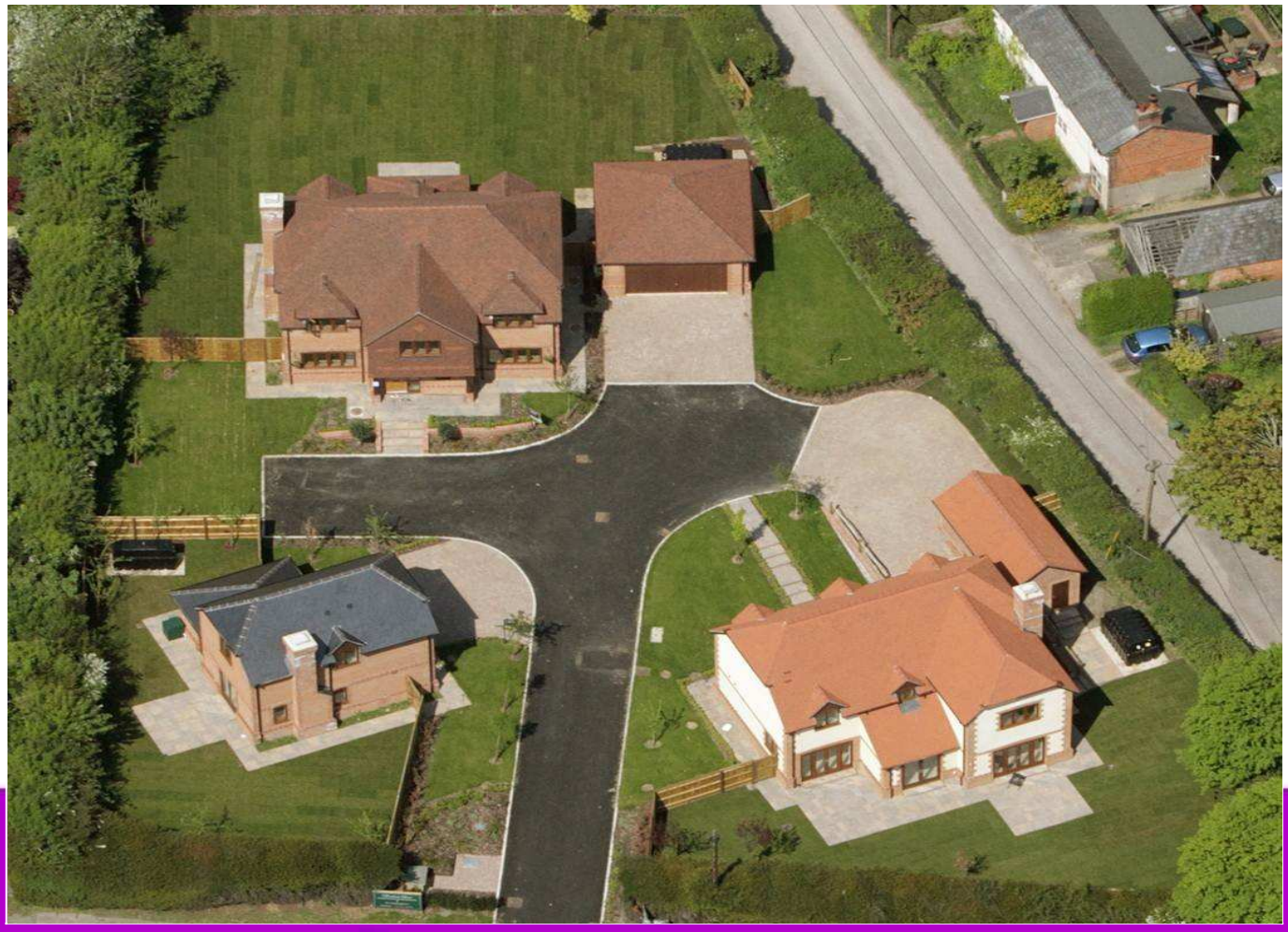


The Cottage, 1 Benham Lane,
Ashford Hill, Thatcham RG19 8BE

£279,500 Freehold

All Property Matters

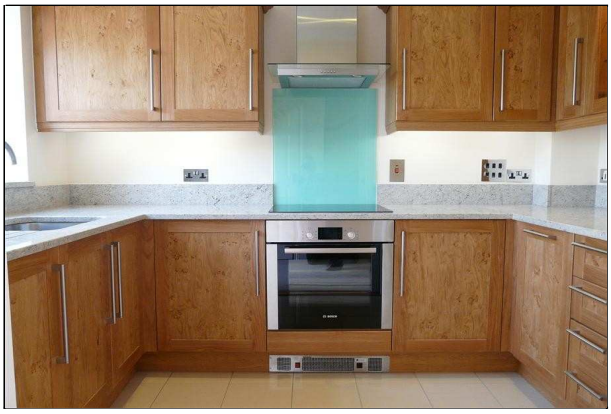
The Cottage is one of just three interesting and individual detached houses that have been built by Westbuild Homes, who are a family run firm with an excellent reputation for the construction of high quality homes. The Cottage is a detached two bedroom house that is situated in a no through road which contains only two other brand new family houses. The property, which is of cottage design, offers very light accommodation with unusually high ceilings on the first floor giving the property some character.

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
The Cottage has been constructed to a high specification with quality fixtures and fittings including an attractive fully fitted oak kitchen with granite work surfaces with 1½ bowl sink and mixer taps, inset Bosch electric hob with coloured glass up stand and cook hood and light above, built in Bosch electric oven, built in Bosch dishwasher, fridge/freezer and integral washer/dryer. The sitting room is very light and is double aspect with French windows giving direct access to the garden and an attractive fireplace with brick surround which is designed for a wood burning stove. The ground floor also has a larger understairs storage cupboard and a cloakroom.

Upstairs the master bedroom has two double built in wardrobes, the second bedroom also has a wardrobe and additional airing cupboard and the bathroom has Roca sanitary ware with separate shower, bath, low level WC, wash hand basin with fitted mirrored bathroom cabinet and light above, and heated towel rail.

Attractive details include: ash windowsills, polished chrome light switches and electrical sockets and there are ceramic tiled floors in both the kitchen and cloakroom and the house has fully fitted carpets.



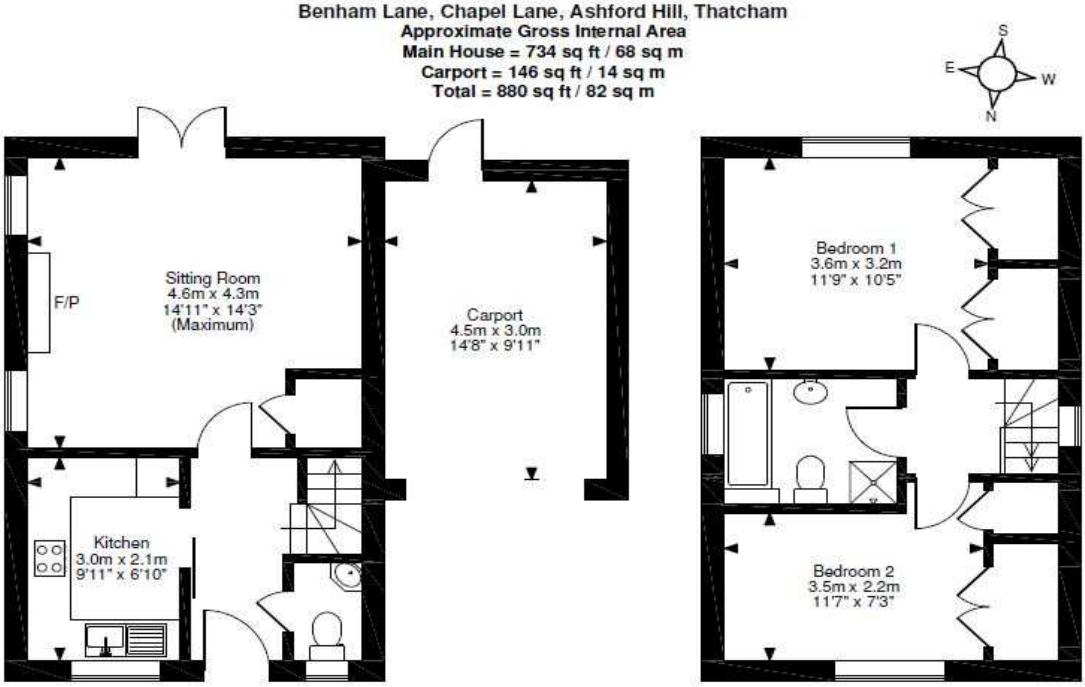
To the front of the house there is a block laid drive providing ample off road parking as well as access to the adjoining car port which has a pedestrian door to the rear, power and lighting. The garden has been landscaped so to the front there is open area which is part lawned and planted with a number of shrubs and plants, with the rear garden being fully enclosed, with a generous paved patio which provides a private and sunny seating area. Also in the garden is the external oil fired central heating boiler and the oil storage tank. Drainage is via a private sewage treatment plant which is shared by all three properties, 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. The Cottage will then be seen after a short drive on the left hand side.

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, Chapel Lane, Ashford Hill, Thatcham
Approximate Gross Internal Area
Main House = 734 sq ft / 68 sq m
Carport = 146 sq ft / 14 sq m
Total = 880 sq ft / 82 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.
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