



Jessamine Cottage Chapel Lane Ashford Hill RG19 8BE

Price Guide: £575,000 Freehold



A delightful detached thatched cottage situated on this beautiful lane in Ashford Hill

- Dining room
- Granite re-fitted kitchen/breakfast room
- Superb drawing room
- Two staircases
- Master bedroom
- Jack & Jill bathroom
- Two further double bedrooms
- Family bathroom
- Oil fired central heating
- Secondary glazing
- Driveway and carport
- Beautiful south facing rear garden
- Rural views
- The roof was re-ridged and the rear elevation re-thatched this year

Location

Ashford Hill is located close to the Hampshire/Berkshire border and boasts a good primary school, thriving pub and Natural England's National Nature Reserve with water meadows and wildlife both fauna and flora which anyone can enjoy. This delightful, rural village is found between Reading, Basingstoke and Newbury, is within the catchment of many acclaimed schools and enjoys excellent commuter routes via the M4, M3 & A34 corridors. Newbury & Basingstoke with their comprehensive range of schools, shops and leisure



 **jones robinson**

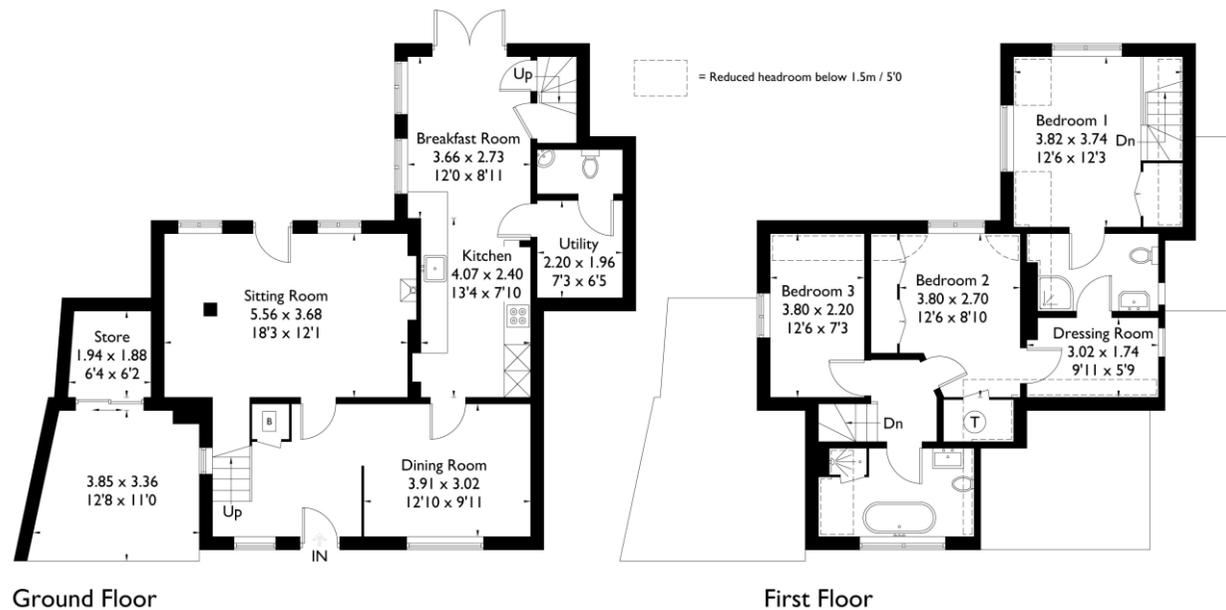
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A most charming cottage in a wonderful location!

Michael Simpson

Jessamine Cottage, Chapel Lane, Ashford Hill, Thatcham, RG19 8BE

Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft
Store = 3.6 sq m / 39 sq ft
Total = 138.4 sq m / 1490 sq ft



Description

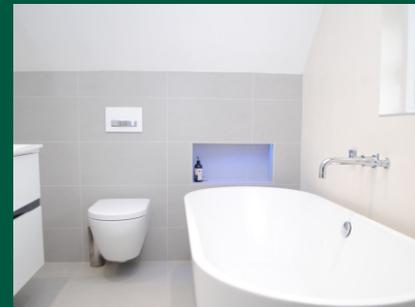
This stunning cottage offers a wealth of charm and character throughout with beautifully presented accommodation comprising a reception hall, dining room, re-fitted granite kitchen/breakfast room with built-in appliances, cloakroom, utility and superb drawing room with impressive fireplace and woodburner on the ground floor and two staircases leading upstairs. The master bedroom benefits from a Jack & Jill adjacent bathroom and there are two further bedrooms and a family bathroom on the first floor. Benefits include oil fired central heating and secondary glazing.

Outside

The property lies on a residential lane close to the village centre and offers views over the countryside to the front. There is a drive for parking a car and a carport with a secure store which also gives gated access through to the rear garden. The outside of the property has seen considerable attention and the garden is now a generous lawn with a patio adjacent the cottage, a garden pond and planted borders. The south facing garden extends approximately 75' and there is a well in the garden.

FLOORPLANZ © 2016 0845 6344080 Ref: 160604

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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Directions

Leave Newbury via the A339 heading towards Basingstoke. Upon entering Headley turn left signposted Ashford Hill. Continue out of Headley and up the winding steep hill. As you approach Ashford Hill and come to the T-junction turn left signposted Aldermaston and continue for approximately 200 yards where the second turn for Chapel Lane is on the left. Jessamine can be found on the left hand side.

Services

Electricity. Oil fired central heating.
Septic tank and drain-away.

All enquiries please to the Newbury office -
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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All measurements are approximate.

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