



**LAVENDER COTTAGE**  
Guide Price £625,000

**Carter Jonas**



## **LAVENDER COTTAGE WOODLANDS COURT RAM ALLEY RG19 8AY**

- Basingstoke town and mainline station with trains to Waterloo in 45 minutes – 11 miles
- Newbury town and mainline station with trains to Paddington in less than an hour – 15 miles
- M4 (J12) – 10 miles
- Excellent road links also via the M3 and A34

Entrance hall · double aspect sitting room with French doors to the garden · lovely kitchen/dining room, also with French doors · separate utility room · cloakroom · main bedroom with ensuite · two further bedrooms · family bathroom · underfloor heating throughout the ground floor · large 80ft garden · carport · private parking · attractive courtyard setting · 10 year Architect Guarantee · Energy Rating B

### **SITUATION**

Lavender Cottage is a brand new home which has been cleverly designed and built to a very high specification. It is situated in a very rural location but is not isolated. The courtyard development comprises of just four houses. The site is in between the villages of Headley and Ashford Hill. Ashford Hill which is a small village situated on the Hampshire/Berkshire border. There is a Primary school and church 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 (Junction 13) north of Newbury and the M3 (Junction 6) at Basingstoke. From Newbury railway station there are fast trains to London, Paddington and from Basingstoke to London, Waterloo. 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.

**LAVENDER COTTAGE IS 3 BEDROOM PROPERTY WHICH IS PART OF AN EXCLUSIVE DEVELOPMENT OF FOUR NEW BUILD HOUSES BUILT AROUND A CENTRAL COURTYARD SITUATED OFF A QUIET LANE YET IN A CONVENIENT LOCATION FOR EXCELLENT ROAD AND RAIL ACCESS.**



## DESCRIPTION

Lavender Cottage offers very light accommodation. The central entrance hall gives access to the sitting room which benefits from being dual aspect with French doors opening out onto the lawned gardens overlooking the adjoining farmland and on the other side is the well-appointed kitchen/breakfast room. A high-quality Howdens kitchen has been fitted with quartz worktops, range cooker and Lomona appliances. The kitchen opens onto the dining area with French doors leading to the garden and a separate utility room is situated next to the kitchen. Throughout the ground floor there is underfloor heating. Upstairs, the main bedroom has a generous ensuite, there are 2 further bedrooms and a family bathroom.

## OUTSIDE

A gravel courtyard provides off road parking and leads to a newly created carport, with power, with a bay allocated for Lavender Cottage. The rear gardens are split between lawned garden with a terrace and a further 60ft wildflower area, which is classed as agricultural land, with a post and rail boundary overlooking farmland.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Each of the four houses have individual private drainage systems. The heating is via air-source heat pumps, mains water and electricity

**Local Authority:** Basingstoke and Deane Borough Council

**Council Tax:** Band - to be assessed

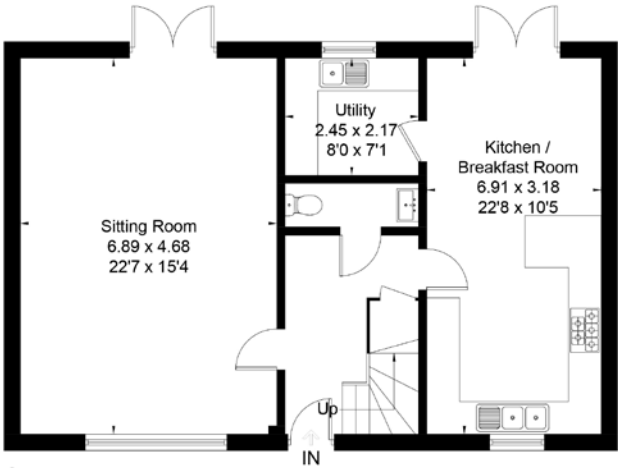
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG19 8AY

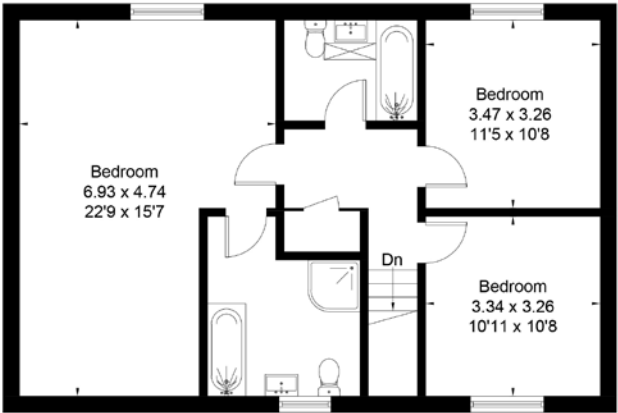




Approximate Area = 147.4 sq m / 1587 sq ft



Ground Floor



First Floor

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



Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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