



**18 OAKFIELD LANE**

Guide Price £585,000

**Carter Jonas**



## 18 OAKFIELD LANE ASHFORD HILL RG19 8FP

– Newbury town and mainline station with trains to London Paddington 9 miles  
– Basingstoke town with trains to London Waterloo 11 miles

Entrance hall · living room · kitchen/diner · dining room/ study · cloakroom · 4 bedrooms including a principal bedroom with en suite · family bathroom · detached garage · generous parking via driveway · lovely private gardens · excellent road and rail links · cul-de-sac location · Energy Rating C

### SITUATION

Ashford Hill is a Hampshire village close to the Berkshire border. There is a school and church 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..

### DESCRIPTION

18 Oakfield Lane is a modern and attractive house in a quiet cul-de-sac of similar detached houses still with some building guarantee remaining. The property has been built by well-regarded developer Charles Church and has a favourable location within the cul-de-sac and as a result offers a generous corner position. The accommodation flows nicely with a living room to the right-hand side and a dining room/study to the left, to its centre there is a cloakroom and turned staircase to the first floor. At the rear there is an impressive kitchen/diner with integrated appliances and a good space for family dining and relaxing, double doors give access to the rear garden.

**AN IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOUSE IN AN ATTRACTIVE AND PEACEFUL CUL-DE-SAC SITUATED IN A QUIET VILLAGE LOCATION WITH EXCELLENT ACCESS TO BASINGSTOKE, READING AND NEWBURY. THE PROPERTY BENEFITS FROM GENEROUS PARKING AND A DETACHED GARAGE.**



Upstairs the feeling of light and space continues with four generous bedrooms including a principal en suite and family bathroom.

## OUTSIDE

The property is pleasantly surrounded by well-tended front gardens with shrubbed and hedged borders and a pathway to the front door. This space continues to the side and at the rear there is a generous driveway and detached garage. The rear garden is a particular feature of the property with an extensive patio leading from the house to well-tended generous lawns and wood fencing gives privacy with shrub borders surrounding.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

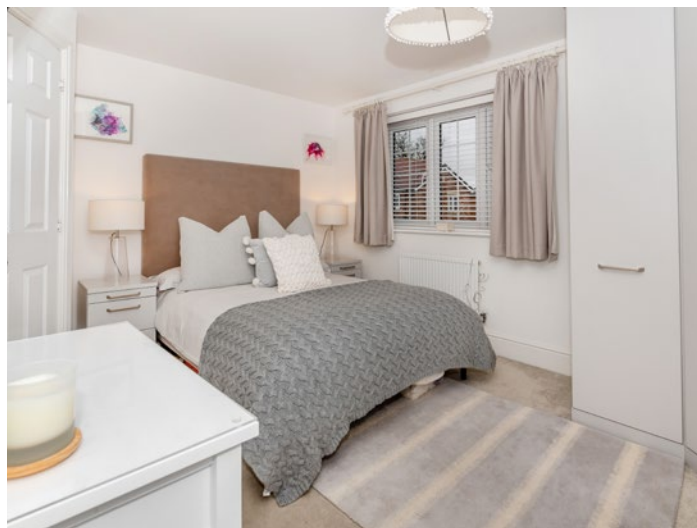
**Services:** Mains water and electricity, calor gas fired central heating, private drainage, fibre ultrafast broadband is available, the house still retains some building guarantee

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

**Council Tax:** Band F

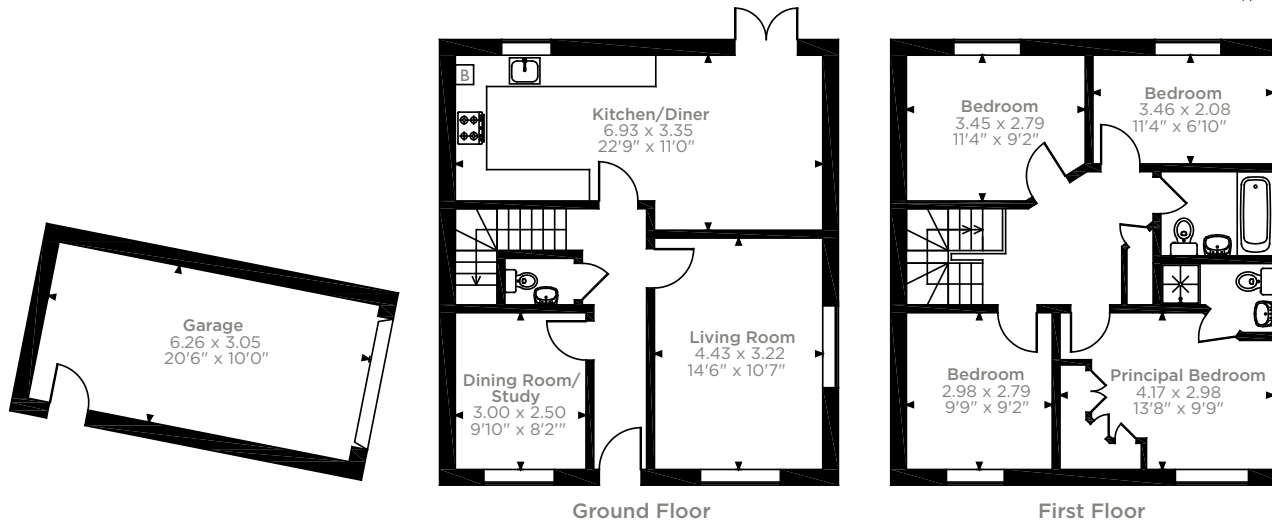
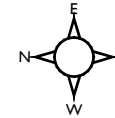
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG19 8FP





18 Oakfield Lane, Ashford Hill, Thatcham, Hampshire  
 Approximate Gross Internal Area  
 Main House = 112 Sq M/1206 Sq Ft  
 Garage = 19 Sq M/205 Sq Ft  
 Total = 131 Sq M/1411 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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