



LONGLEA

Stoney Lane, Ashmore Green, RG18 9HG

Carter Jonas

LONGLEA, STONEY LANE, ASHMORE GREEN, RG18 9HG

- Newbury and Newbury Station 2 miles
- M4 (J13) 5 miles

An extended 1930's detached house · porch · entrance hall · sitting room · study · fabulous kitchen/breakfast room opening to dining area · large conservatory · utility additional ground floor bathroom · split level bedroom with walk in wardrobe and en suite bathroom · 3 further bedrooms · family shower room · single garage large drive with ample parking · private landscaped rear garden with hot tub, backing onto woodland · Energy Rating F

SITUATION

Ashmore Green is a small, popular village situated just north-east of Newbury. Local facilities including a primary school and a village shop can be found in Cold Ash which is approximately one mile away. For a wider range of amenities it is only a short drive to both Newbury and Thatcham where there are mainline stations with trains to London. The area is well served with both primary and secondary schools as well as many independent schools.

DESCRIPTION

Longlea is an attractive family home which was originally built in the 1930's. It has since been extended to provide very individual and spacious accommodation. The current owners have significantly upgraded the house over the last few years to include redorating, remodelling, new windows and refitting of the kitchen along with creating a wonderful decking area to the rear. On entering the property there is a spacious entrance hall with stairs to the first floor and door through to the sitting room and kitchen. The cosy sitting room has a fireplace with woodburning stove and door through to the useful study. The impressive and expansive kitchen is a real feature of the house having been recently fitted with a beautiful range of eye and base level units and opens into the dining area to create a wonderful space.

AN EXTREMELY WELL PRESENTED INDIVIDUAL DETACHED SPACIOUS FAMILY HOUSE SET AT THE END OF A LONG GRAVEL DRIVE, OFF A LANE, WITH A LOVELY GARDEN AND SITTING IN A TOTAL PLOT OF APPROXIMATELY ¼ OF AN ACRE. THE PROPERTY IS VERY CONVENIENTLY SITUATED ON THE SOUTHERN EDGE OF ASHMORE GREEN SO IDEALLY PLACED FOR ACCESS TO NEWBURY TOWN CENTRE AS WELL AS GOOD ROAD AND RAIL





Off here there is the large conservatory from which there are views down over the landscaped garden and private woodland beyond. Upstairs Longlea offers 4 bedrooms with one bedroom being on two levels with the benefit of a walk in wardrobe and en suite bathroom. There are 3 other bedrooms, one of which is being used as the main bedroom, all served by a good size shower room with the advantage of a further bathroom on the ground floor

OUTSIDE

Longlea is approached over a long gravel drive providing plenty of parking, with adjoining single garage to one side. The rear garden is also a feature of the house as it is very quiet, not at all overlooked and backs onto woodland. It is attractively landscaped with an area immediately behind the house with a patio area and hot tub. Adjacent to the house there is a new fitted split level composite decked area providing a lovely space to enjoy al fresco dining and views to the woodlands behind. The garden then winds its way down to a lower level where there is a lawn and a landscaped rockery containing a water feature and a number of shrubs, trees and plants. In one corner of the garden there is a further timber shed and in all the plot measures approximately ¼ of an acre.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, oil fired central heating (boiler is located in the utility room), private septic tank drainage, double-glazed windows.

Local Authority: West Berkshire Council

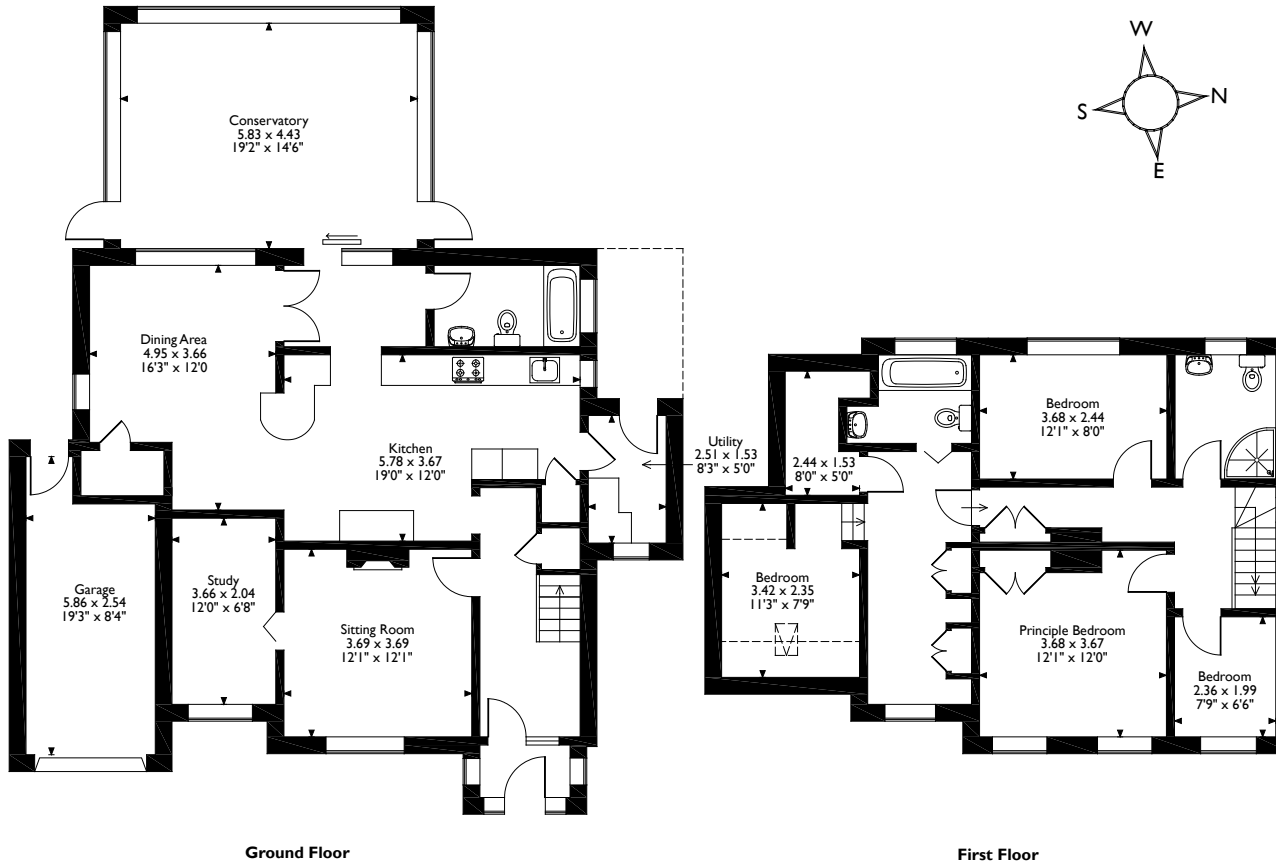
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: From Newbury take the Link Road to the Robin Hood roundabout passing under the Link Road and filter left into Shaw Road. Proceed over the River Lambourn and at the mini roundabout turn right into Kiln Road. Continue along Kiln Road, up the hill and at the second mini roundabout turn left into Stoney Lane. Continue along this road and after leaving the town the lane becomes more rural after which Longlea is approximately the tenth house on the left hand side.



Longlea, Stoney Lane Ashmore Green, Thatcham, Berkshire
 Approximate Gross Internal Area
 Main House Gross Internal Area = 185 Sq M/1991 Sq Ft
 Restricted Head Height (Not included in Main House GIA) = 3 Sq M/33 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total (Including Restricted Head Height Area) = 201 Sq M/2164 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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