



DEANNA COTTAGE
Thornford Road, Headley

Carter Jonas

DEANNA COTTAGE THORNFORD ROAD HEADLEY RG19 8AD

- Newbury and Newbury Station 5 miles
- Basingstoke and Basingstoke Station 13 miles
- M4 (J12) Theale M3 Basingstoke 13 miles

Lovely light accommodation · large reception hall · impressive kitchen kitchen/breakfast room with utility room off · dining room · family room · sitting room · study · ground floor shower room · spacious landing · principal bedroom suite with built in wardrobes and ensuite bathroom · 4 further double bedrooms · family bathroom · 0.37 acres · private garden with patio area adjacent to the house · double garage · no onward chain · close to Cheam School · village location with post office/village shop · Energy Rating E

SITUATION

Headley lies to the south of Newbury on the way towards Kingsclere and Basingstoke. Within the village there is a church and a well-stocked community shop and community hall which hosts many activities. The area is surrounded by attractive countryside providing good walking and riding.

DESCRIPTION

Built in approximately 1952, Deanna Cottage has most recently been extended and updated in 2010 by the current owners to provide accommodation perfectly suited for family living. The accommodation is light and spacious throughout offering a generous reception hall and a double aspect sitting room with open fire. There is also a study and a separate dining room accessed from both the hall and kitchen. The 26' kitchen/breakfast room is of particular note, offering plenty of space for family living and informal entertaining. This room is also open to the family room at the front of the house.

A BEAUTIFULLY PRESENTED FAMILY HOUSE OFFERING SPACIOUS ACCOMMODATION THROUGHOUT INCLUDING 4 EXCELLENT RECEPTION ROOMS, 5 BEDROOMS, A DOUBLE GARAGE AND SITTING IN PRIVATE GROUNDS OF JUST OVER A THIRD OF AN ACRE.



Upstairs there is a spacious galleried landing leading to the five double bedrooms. The principal bedroom has plenty of storage and a large ensuite with bath and separate shower. A family bathroom also with bath and separate shower serves the remaining bedrooms.

OUTSIDE

Directly outside the kitchen there is a south-east facing terrace area enjoying views over the gardens. The gardens are mainly lawned with mature shrubs and specimen trees. To the front of the house there is plenty of parking in front of the double garage.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, mains drainage.

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band G

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

Directions: From Newbury, proceed east on the A339 towards Basingstoke. Proceed up the hill into Headley and take the second turning left in to Thornford Road and Deanna Cottage will shortly be found on the right hand side.

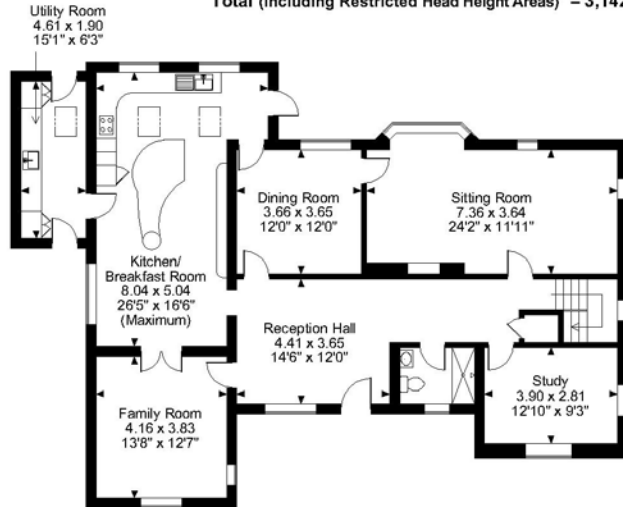
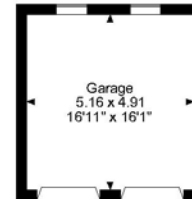
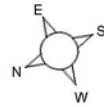


Deanna Cottage, Thornford Road, Headley, Thatcham
Approximate Gross Internal Area

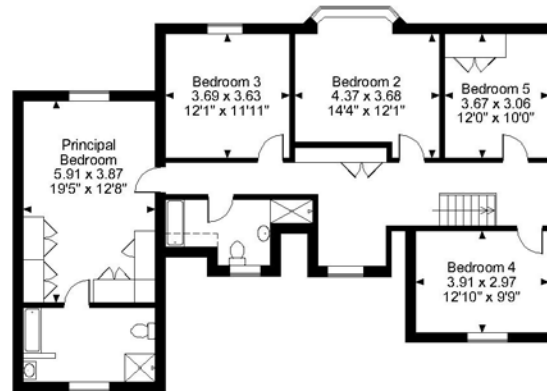
Main House = 2,862 sq ft / 266 sq m
Restricted Head Height areas = 7 sq ft / 1 sq m

Garage = 273 sq ft / 25 sq m

Total (Including Restricted Head Height Areas) = 3,142 sq ft / 292 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.

□ Denotes restricted head height

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK

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