



**THE OLD POST OFFICE**  
Guide Price £565,000

**Carter Jonas**



## THE OLD POST OFFICE 6 HIGHFIELD ASHMANSWORTH RG20 9SG

- A34 3 miles
- M4 (J13) 6 miles
- Newbury town centre and mainline station 5 miles

Entrance hall with turned staircase and useful store cupboard · spacious living room with wood burning stove · dining room/office · large kitchen/diner with bi-fold doors and wonderful views over the garden and surrounding countryside · ground floor cloakroom · first floor accommodation including 3 bedrooms · shower room · second floor with double bedroom and large landing area · double-glazing · extensive parking · lawned gardens to front and rear · wonderful countryside views · stunning village location · Energy Rating D

### SITUATION

Ashmansworth is a small pretty village which has a reputation of being the highest in Hampshire. It is surrounded by beautiful unspoilt rural downland in an Area of Outstanding Natural Beauty. The Jack Russell pub in Facombe is within easy reach located at the edge of the village. Local facilities are provided in Highclere approximately 2 miles away and the property is within easy reach of excellent local and independent schools and a full range of shops and services can be found in Newbury. Access to London via the M4 or M3 as well as fast trains from either Whitchurch to Waterloo or Newbury to Paddington.

### DESCRIPTION

This well built attractive semi-detached house provides a wonderful location within the village of Ashmansworth with wonderful countryside surrounding it. The front door opens to a spacious entrance hall with turned staircase and through to a useful dining room/office.

**A BRIGHT AND SPACIOUS 4 BEDROOM SEMI-DETACHED HOUSE WITH GENEROUS PARKING AND WONDERFUL COUNTRYSIDE VIEWS AT THE REAR. LOCATED IN A HIGHLY DESIRABLE VILLAGE.**



To the left there is a spacious living room with views to the front and folding doors giving access into a large kitchen/ diner. This room is a particular feature of the property with an extensive range of wall and base units, built in appliances, breakfast bar and opens to a dining area with a part-glazed roof and bi-fold doors giving access and stunning views over the garden and surrounding countryside. The ground floor accommodation also offers a useful cloakroom and external access to front and rear gardens from the side. To the first floor the feeling of light and space continues with 3 bedrooms and a newly fitted shower room. To the second floor there is an additional fourth bedroom and good landing area.

### OUTSIDE

The property is approached via a gravel driveway which leads to the side of the house providing plenty of parking. There is a walled front garden laid to lawn. Another great feature of the property is the rear garden with wonderful south easterly views and a new garden shed.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, oil fired central heating (recently fitted boiler), drainage via water treatment plant

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

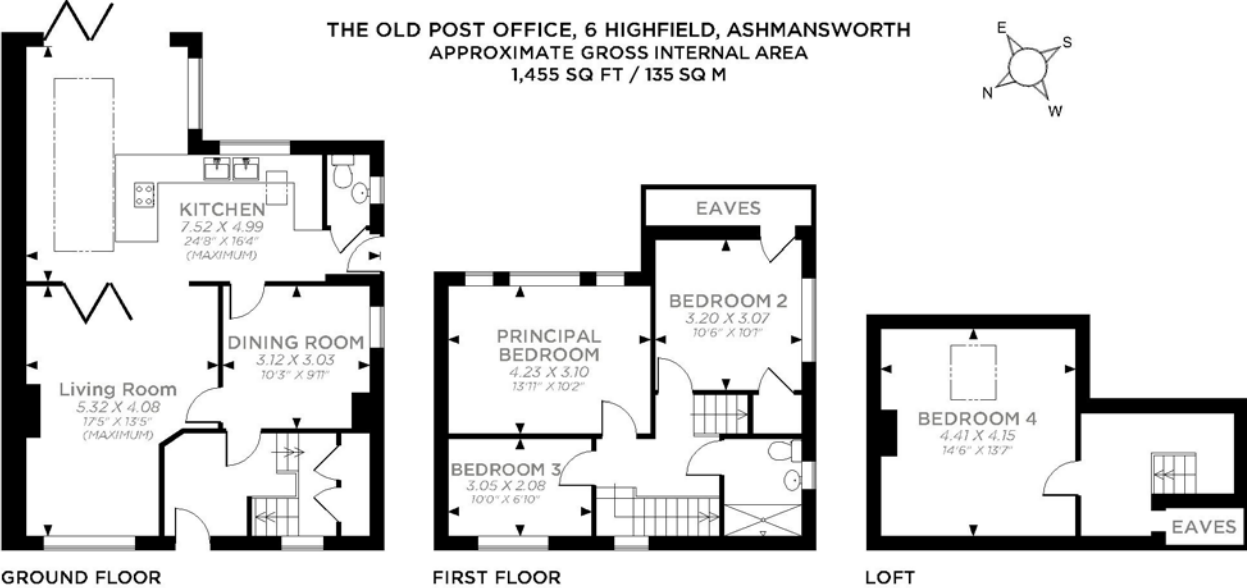
**Council Tax:** Band E

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

**Directions:** Please use post code RG20 9SG. Follow the road through the village of Ashmansworth, bearing left at the War Memorial, the property can be found on the left hand side.







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 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□□ Denotes restricted head height  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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