



**YONDER COTTAGE**  
£600,000

**Carter Jonas**



## YONDER COTTAGE THE DROVE ASHFORD HILL RG19 8AX

- Newbury town and mainline station 7 miles
- Basingstoke station 12 miles
- M4 (J13) 10 miles
- M3 (J6) 13 miles

Entrance hall · sitting room with side study/library · dining room · office with cloakroom · utility room · conservatory · 3 bedrooms · family bathroom · large garage · west facing grounds of just over 1/3 of an acre overlooking fields · no through lane location · Energy Rating F

### SITUATION

The property is located in a lovely rural position overlooking fields on the outskirts of 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.

### DESCRIPTION

Yonder Cottage is a charming, detached cottage believed to have been built in 1883. The property is full of character with exposed beams, fireplaces and includes a railway carriage incorporated into the property on the first floor. The accommodation briefly comprises an entrance hall with reception rooms either side, the kitchen, utility room, conservatory and an office accessed from the outside.

**AVAILABLE CHAIN FREE IS THIS CHARMING, DETACHED PERIOD COTTAGE SITTING IN WESTERLY FACING GROUNDS OF 1/3 OF AN ACRE LOCATED DOWN A NO THROUGH LANE AND SURROUNDED BY OPEN COUNTRYSIDE.**





On the first floor there are 3 bedrooms and a family bathroom. Of great historical note, two of the bedrooms consist of an old broad gauge railway carriage which has been cleverly integrated into the fabric of the building to provide bright, characterful bedrooms.

## OUTSIDE

The property is approached down a no through lane which leads to the front of the house and provides parking for two cars and access to the large garage. To the side of the property there is a further area of hardstanding providing additional parking and adjoins an area of garden previously used as a vegetable plot. The main area of garden is to the rear of the property and provides a lovely tranquil setting for wildlife, has a variety of trees and shrubs and has west facing views over the adjoining fields.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Calor gas heating, sewage treatment plant, mains water and electricity

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

**Council Tax:** Band F

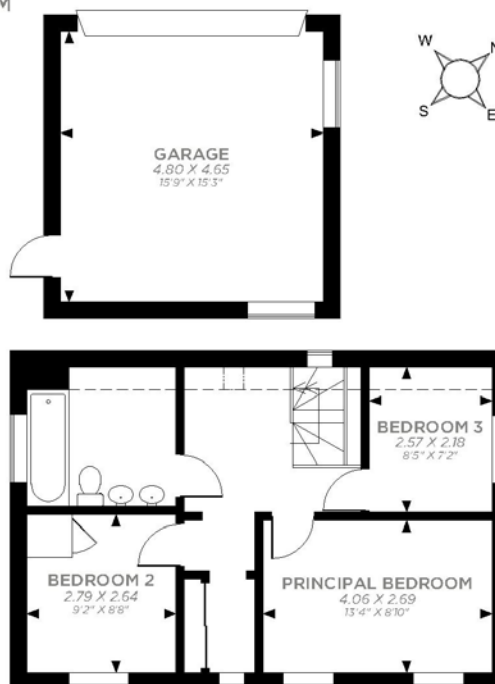
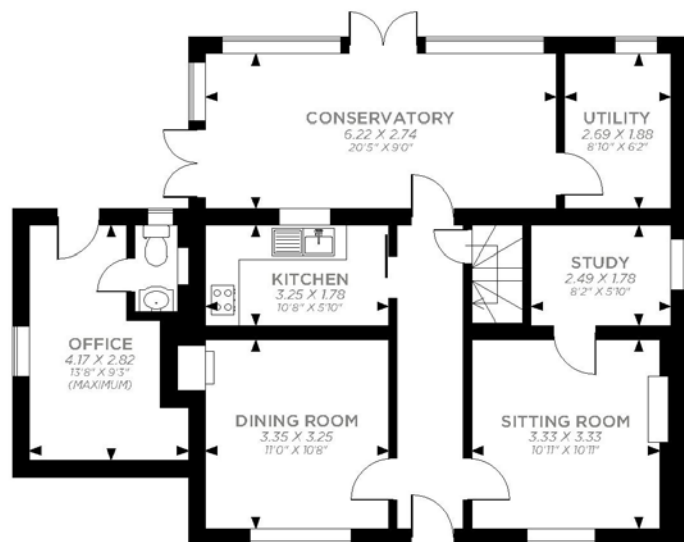
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG19 8AX – once you are on Hillhouse Lane the property can be found down a small track on the right hand side if you have come from the Headley/Ashford Hill direction.





YONDER COTTAGE, ASHFORD HILL, THATCHAM  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 1,184 SQ FT / 110 SQ M  
 GARAGE = 240 SQ FT / 22 SQ M  
 OUTBUILDING = 117 SQ FT / 11 SQ M  
 TOTAL = 1,584 SQ FT / 147 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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Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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