



Witchingham, Thornford Road, Headley, Hampshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Witchingham Thornford Road Headley Hampshire RG19 8AG

A stylish and beautifully presented modern home in a wonderful village setting

Newbury 4 miles, Newbury mainline station 4.9 miles (40 minutes to London Paddington), M4 (Jct 13) 8.5 miles, M3 (Jct 6) 13.2 miles

Sitting room | Study | Kitchen/dining room
Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom | Garage | Gardens | EPC rating D

The Property

Witchingham is a stylishly appointed detached house offering contemporary fittings and clean, neutral décor arranged over two floors.

The main ground floor reception room is the 24ft sitting room, which stretches from the front to the rear of the house and features wooden flooring, a woodburning stove and French doors opening onto the garden. The open-plan, extended kitchen and dining room also provides splendid space in which to relax or entertain, with skylights and bi-fold doors welcoming plenty of natural light, along with shaker-style kitchen units, a central island and integrated appliances. Also on the ground floor, the study provides useful space for home working.

Upstairs there are four double bedrooms, all of which have ample fitted wardrobes. The principal bedroom has an en suite shower room, while there is also a family bathroom with stylish fittings, including a walk-in shower.

Outside

At the front of the property there is a gravel driveway, which provides plenty of parking and access to the integrated double garage for further parking or home storage. To the rear there a good size paved terrace, ideal for alfresco dining and entertaining. The rest of the garden is mainly laid to lawn, which extends to approximately 100ft. The garden is bordered by high timber fencing and established hedgerow and offers an opportunity for a keen gardener to put their own stamp on it.

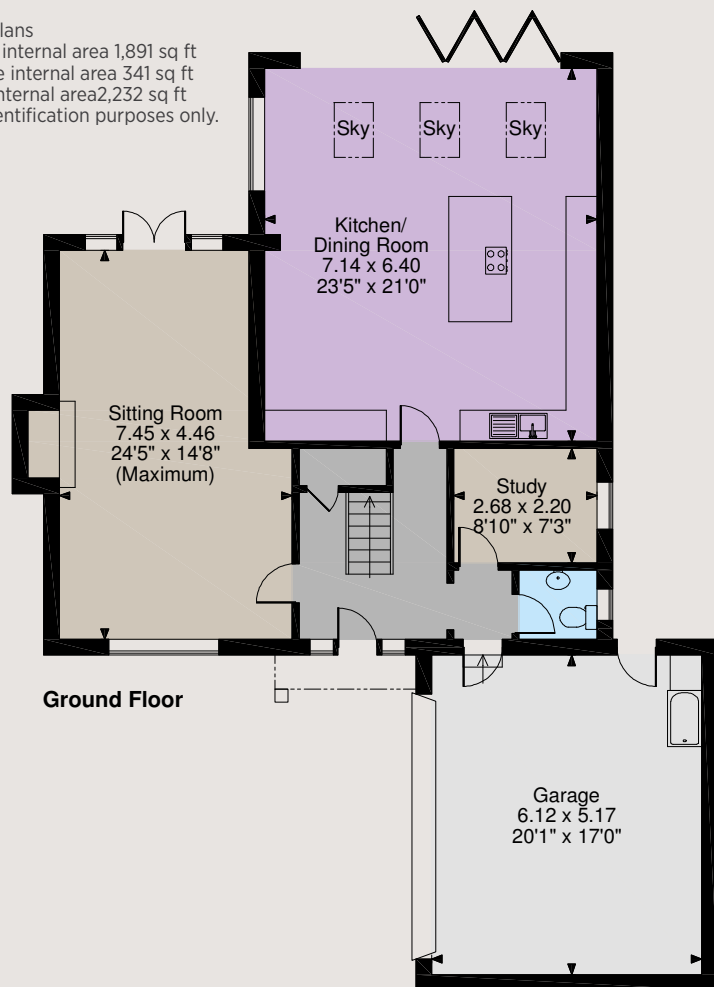
Location

The property is set in a highly desirable position in the village of Headley. It sits on a no through road providing a peaceful setting along with direct access onto local footpaths. Headley has a local post office, while other local amenities can be found in Newbury just 4 miles away. Newbury is a historic market town and offers a wealth of shops, pubs, restaurants and recreational facilities. The town still boasts markets twice a week with other more specialised markets throughout the year. Schools in the area include the The Clere School, Park House and independent schools of Cheam, Horris Hill, St Gabriels to name a few. Newbury mainline station offers fast and efficient rail services to London Paddington (40 minutes). There are superb road links in the area, with the M3 and M4 both close-at-hand, providing access towards London, the M25, Heathrow airport, and west towards Bristol and the southwest.

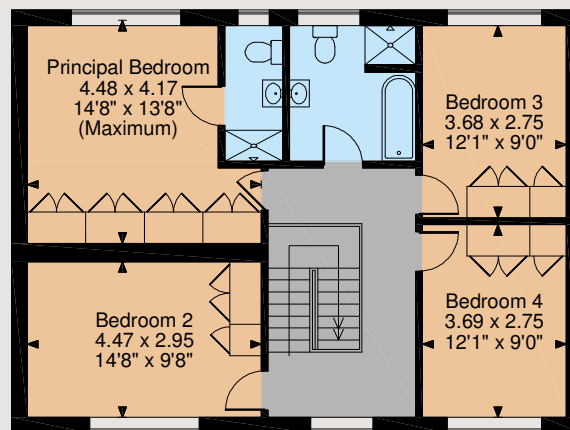




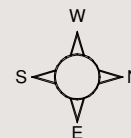
Floorplans
House internal area 1,891 sq ft
Garage internal area 341 sq ft
Total internal area 2,232 sq ft
For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8524687/NJD

Directions

From Newbury head south on the A339 towards Headley. Once in Headley turn left onto Ashford Hill Road. After a few hundred yards turn left into Thornford road and the house can be found shortly on your left hand side.

General

Local Authority: Basingstoke and Deane - 01256 844844

Services: Mains electricity water and drainage. Heating provided by Air Source Heat Pump

Council Tax: Band G

Tenure: Freehold

Guide Price: £850,000

Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

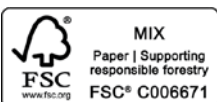
newbury@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2022. Particulars prepared October 2022. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

