



# Plough Cottage

Ashmansworth, Hampshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## An attractive, valuable un-listed period cottage with charming garden and separate annexe

A beautiful thatched cottage with flexible accommodation in a highly popular village on the Hampshire/Berkshire borders



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**PRIVATE PARKING**



**GARDEN**



**FREEHOLD**



**RURAL/VILLAGE**



**2,138 - 2,421 SQ FT**



**GUIDE PRICE  
£1,075,000**



### The property

Plough Cottage is a beautiful period cottage with a charming garden in a peaceful village setting surrounded by fabulous rolling countryside. The property dates from the 18th century, with a beam in the house showing the year 1746. Plough Cottage has been sympathetically extended and modernised creating a comfortable family home while still retaining the original character of the property. A spacious kitchen has been cleverly created and now forms the heart of the house, with plenty of natural light and a lovely view across the garden. This bright, contemporary space features two large roof lanterns, tiled and wooden flooring, a stainless steel range cooker and shaker-style kitchen units with a central island. French doors open from the dining area directly onto the rear terrace. Adjoining the kitchen is a useful utility/laundry room. There are three reception rooms including a triple aspect sitting room with a bay window and inglenook fireplace with wood burning stove. The dining room/family room has a large bay window and inglenook fireplace, and there is also a study/office with a large fireplace. Beyond the kitchen

there is a good sized bedroom with en suite shower room, and there is also an additional shower room on the ground floor. Two staircases lead to separate first floor landings, providing access to three double bedrooms and a spacious family bathroom. In addition, a modern detached annexe provides fantastic further accommodation comprising a living space, kitchenette, bedroom and bathroom offering great flexibility for a number of uses including multi-generational living, space for guests or a home office.

### Outside

The delightful garden lies to the rear of the property, and is mainly laid to lawn surrounded by mature trees and hedges, creating a peaceful and secluded feel. A wide west facing stone terrace provides an ideal space for outside entertaining and enjoying the afternoon and evening sunshine. There is a greenhouse, raised vegetable beds and a useful garden shed, and the garden backs onto open countryside beyond. To the side of the property there is a gravelled driveway providing plenty of parking space.



## Location

Ashmansworth is a highly sought-after village set within the North Wessex Downs Area of Outstanding Natural Beauty, to the south-west of Newbury. The village offers a beautiful rural setting with a strong sense of community, and is surrounded by beautiful rolling countryside offering wonderful opportunities for walking and riding. There is a farm shop and pub in nearby Highclere, also well known for Highclere Castle, the setting for the film and television series, Downton Abbey. There are village shops in Hurstbourne Tarrant and St Mary Bourne, both also offering popular primary schools. The larger towns of Newbury and Andover provide an extensive range of facilities catering for most day to day needs.

Communications in the area are excellent, with direct train services from Whitchurch or Andover into London Waterloo, and from Newbury into London Paddington, and there is easy access to the A34 linking with the M4 and A303. There is a wide range of highly regarded schools in the area.

## Distances

- Hurstbourne Tarrant 3.5 miles
- Newbury 7 miles
- Whitchurch 8 miles
- Andover 9 miles
- Hungerford 10 miles
- Winchester 22 miles

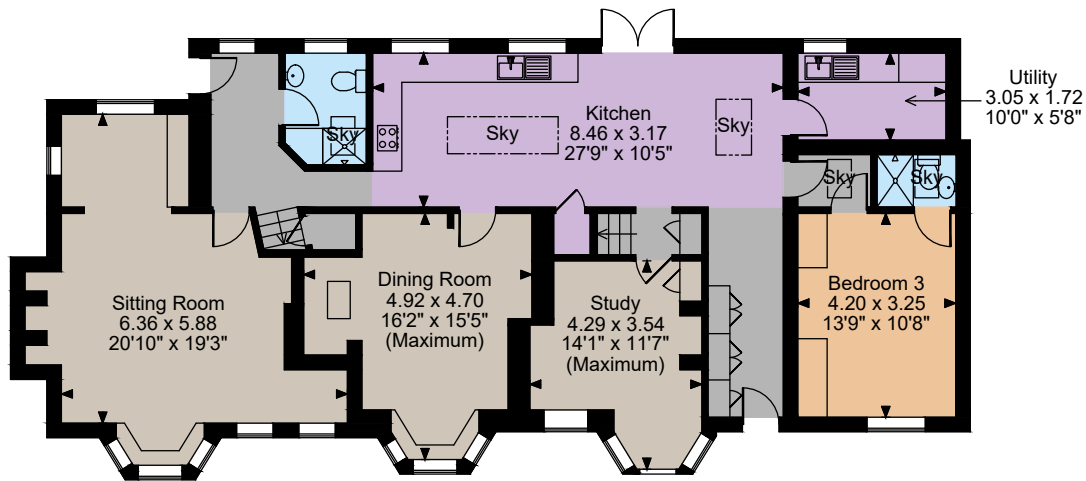
## Nearby Stations

- Whitchurch (Waterloo from 59 mins)
- Andover (Waterloo from 68 mins)
- Newbury (Paddington from 40 mins)

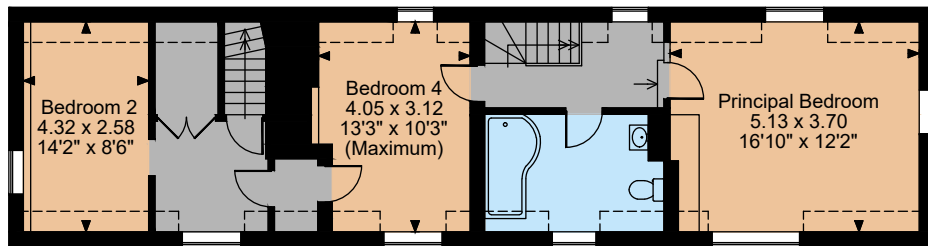
## Nearby Schools

- Thorngrove
- Farleigh
- Horris Hill
- Cheam
- Downe House
- St Gabriel's
- Bradfield College
- Marlborough College

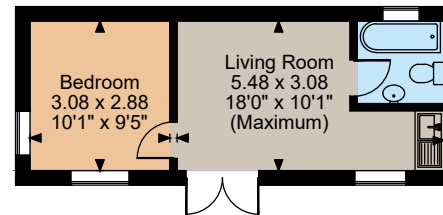




Ground Floor



First Floor



Annexe

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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**Floorplans**

House internal area 199 sq m (2,138 sq ft)  
Annexe internal area 26 sq m (283 sq ft)  
Total internal area 225 sq m (2,421 sq ft)  
For identification purposes only.

**Directions**

Post Code RG20 9SJ

what3words: ///debating.lilac.sponsors

**General**

Local Authority: Basingstoke and Deane

Services: Mains electricity and water. This property has a private drainage system, a modern treatment plant was installed in 2012 and we understand from our clients that this complies with current regulations.

Oil-fired central heating.

There is an EV charging point installed on the drive.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

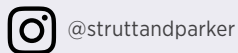
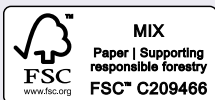
**Newbury**

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