

# AILS CRAIG

HEADLEY • HAMPSHIRE



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*A four bedroom detached family home which has recently been extended and renovated, situated in the heart of this popular village.*

Entrance hall • Sitting room • Family room

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Kitchen/Dining room • Utility • Cloakroom

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Study • 4 bedrooms • Family bathroom

.....

Driveway parking • Garden



## The Property

Ailsa Craig, named after an island west of mainland Scotland is a beautifully presented 4 bedroom detached cottage. The property has been the subject of a complete renovation of the original house and it also benefits from a brilliantly designed extension.

The property is approached with a gravel driveway providing off road parking, there is a front garden and picket fence leading to the front door. An enclosed porch opens onto the entrance hall with a sitting room with an open fireplace on the right hand side. The hallway continues through the centre of the house towards the family room, this connects to the newly created kitchen/dining room giving amazing open plan living space. The fully appointed kitchen with island is an incredibly bright space with lantern roof and bifold doors overlooking the rear garden. To the side of the house is a boot room, connected from the kitchen with door leading to the garden, this connects to

the utility and cloak room. There is also a study to the front of the house, this could also be used as a guest bedroom or playroom. Upstairs, there are four bedrooms and family bathroom.

Outside, a terrace wraps around the back and side of the house, the garden is fully enclosed, mostly laid to lawn with shrubbed borders and large wooden shed. There is a side gate giving access to the lane, ideal for country walks.

## Situation

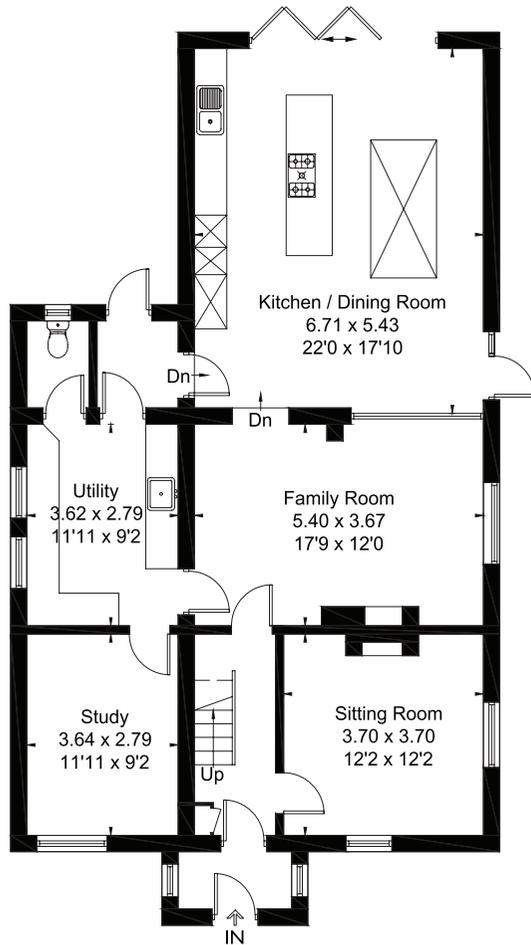
Headley is a picturesque village situated in a rural position between Newbury and Basingstoke. Surrounded by farmland and open countryside in an ideal location that's rural while being accessible to local transport links and larger towns. Headley has a village shop and post office nearby on the Thornford road. The village of Kingsclere is 3 miles

away offering local stores and doctor's and dental surgeries. There are comprehensive shops and services in both Newbury and Basingstoke, and a number of excellent road links via the A34, M4 and M3. Basingstoke is 11 miles distant with a mainline station servicing London Waterloo in 45 minutes, while Newbury is 6 miles with trains to London Paddington in 55 minutes. The surrounding countryside is renowned for its excellent walking and riding, in particular nearby Ashford Hill Woods and Meadow are a Site of Special Scientific Interest.

## Services

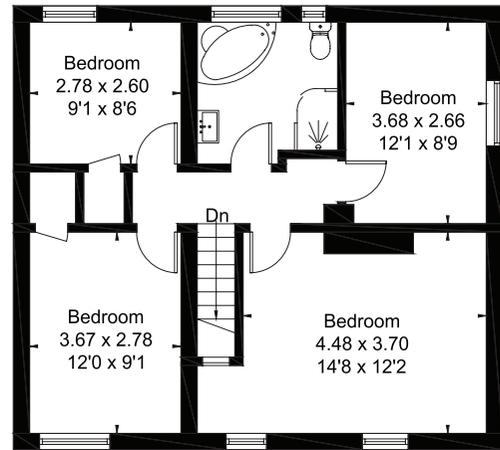
- Mains water
- Electricity and drainage.
- Oil-fired central heating





Approximate Area = 174.4 sq m / 1877 sq ft  
Including Limited Use Area (1.4 sq m / 15 sq ft)

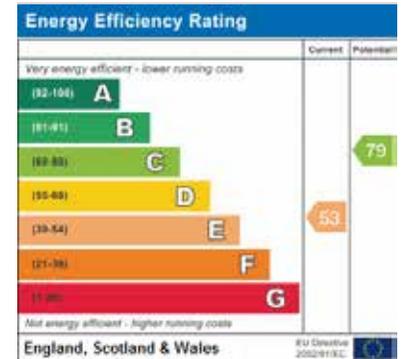
= Reduced head height below 1.5m



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.