



THE WILLOWS ASHFORD HILL ROAD, HEADLEY, THATCHAM, HAMPSHIRE, RG19 8AJ

Winkworth





The Willows, Ashford Hill Road, Headley, Thatcham, Hampshire, RG19 8AJ Freehold

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A LUXURIOUS CONTEMPORARY FAMILY HOME IN A WONDERFUL COUNTRYSIDE SETTING

Nestled in the charming village of Headley, this beautifully presented five-bedroom, three-bathroom contemporary home offers an exceptional blend of style, space, and versatility. Set behind private gates, the property boasts extensive living with expansive landscaped gardens, garaging and a superb annex perfect for guests, extended family, or even a home office.

The main house is thoughtfully designed with generous open-plan living spaces, filled with natural light and finished to a high standard throughout. The grand entrance hall is double height and gives access to main living areas and a 'floating' staircase leads to the first floor. The ground floor boasts a high-spec fitted kitchen which overlooks the main living areas. The spacious dining area, and elegant lounge flow seamlessly, creating an ideal environment for family life and entertaining and are flanked by bi-fold doors opening into the delightful rear garden/terrace. The dining area opens into a snug perfect for TV/family room. There is a generous office and two further reception rooms, one is currently used as a playroom and one as a gym, both with bi-fold doors onto the garden. A utility room and cloakroom complete the ground floor accommodation.

Upstairs, the grand stature of the house continues with a spacious landing with floor to ceiling windows letting in light and with views over the gardens and local countryside. The principal bedroom is stunning, with triple aspect windows, and features a dressing room, a stylish en-suite bathroom complete with a freestanding bath and separate shower, and access to a wraparound balcony/terrace allowing you to enjoy stunning views of the surrounding countryside. There are three further double bedrooms in the main house, one with an en-suite wet room and a

superb family bathroom with a jacuzzi bath and wet-room style shower area.

Outside, the beautifully maintained garden provides a tranquil retreat, offering plenty of space for children to play or for hosting summer gatherings. The ample patio area which wraps around the house offers multiple entertaining areas with a sunken fire-pit, built in hot-tub and extensive dining/entertaining areas. There is a self-contained annex, with an open-plan living space, bathroom and fitted kitchen adding fantastic flexibility, whether for multi-generational living or a growing family. There is ample garaging and driveway parking set behind gates.

Located just a short drive from the larger towns of Newbury, Reading and Basingstoke, this wonderful home combines peaceful village living with convenient access to excellent local amenities, transport links and some excellent local schools including Cheam, St. Gabriel's, Elstree and Bradfield College..

A truly special property, early viewing is highly recommended.



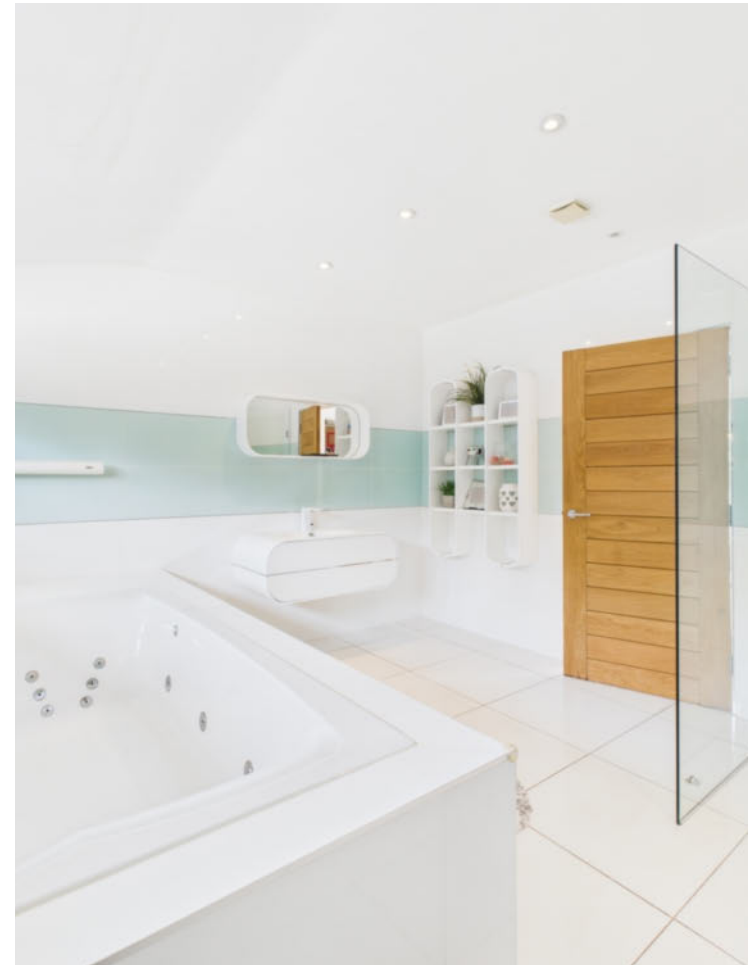
THE WILLOWS

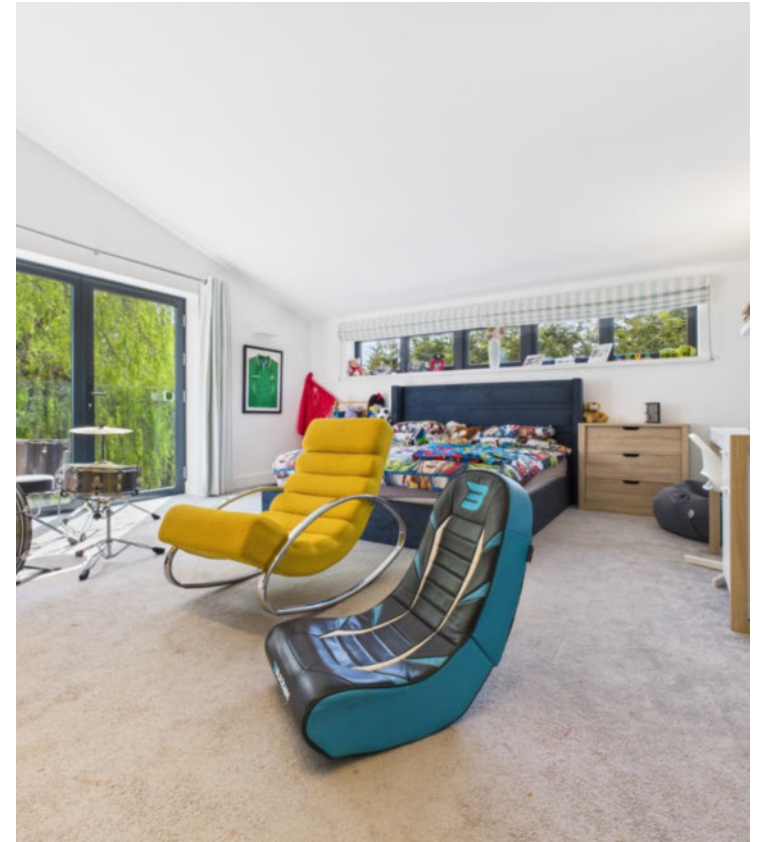
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div>Winkworth</div> <div>Approximate total area⁽¹⁾ 5760.2 ft² 535.14 m² Balconies and terraces 618.28 ft² 57.44 m² Reduced headroom 26.72 ft² 2.48 m²</div>
 <p>Ground Floor Building 2</p>		<div>(1) Excluding balconies and terraces</div> <div>Reduced headroom Below 5 ft/1.5 m</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>Calculations are based on RICS IPMS 3C standard.</div> <div>GIRAFFE360</div>





LOCATION

Headley is a peaceful rural community that offers a traditional village shop with a Post Office and a parish church. Ideally positioned for families, located just a mile from the highly regarded Cheam School, and within easy reach of a number of well-known independent schools including Elstree, Thorngrove, Bradfield College, Downe House, and St Gabriel's. The surrounding countryside is particularly attractive, with a network of footpaths and bridleways providing excellent opportunities for walking, riding, and enjoying the great outdoors.

Headley benefits from excellent transport links, with the A339 providing swift access to the M3 and the A34 connecting to the M4. For commuters, there are regular rail services from Basingstoke to London Waterloo and from Newbury and Reading to London Paddington.

Nearby, the popular village of Kingsclere-just three miles away-offers a good selection of local amenities, while a broader range of shops, restaurants, and services can be found in the larger towns of Newbury, Reading and Basingstoke.



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