



**Ashley** 12 Main Road Tadley RG26 3NL

**Winkworth**



## Ashley

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### Accommodation

Entrance hall  
Downstairs wc  
Living room  
Kitchen/diner  
Sun lounge  
Office  
Games room  
Utility room  
Eight bedrooms  
Three bath/shower rooms

### Description

This substantial property has been used as a children's residential home with planning consent granted in 1992. It sits in a good size plot of about 1/5<sup>th</sup> of an acre and is situated in a conservation area close to the thriving centre of Tadley.

The property offers great potential for use as a family home or home of multiple occupation – subject to planning consent. It is available for sale with no onward chain.



The front of the property has a large tarmac driveway with parking for numerous vehicles.

A covered entrance porch leads into a wide central hallway. The main function space is the large kitchen/diner to the rear and this opens out into a similarly spacious sun room, which has a vaulted ceiling.

There are two more reception rooms downstairs – the living room and games room. There is one bedroom on the ground floor and an office, plus a wide access toilet and a utility room that houses

the gas fired boiler, supplying heating and hot water.

The first floor has a wide landing giving access to seven bedrooms, two shower rooms and a large bathroom.

Heading outside, there is a timber summerhouse to the rear with storage/office space. This has electric power and light connected.

The garden is a decent size and is relatively secluded and is mainly lawn with a large paved terrace adjoining the back of the building.



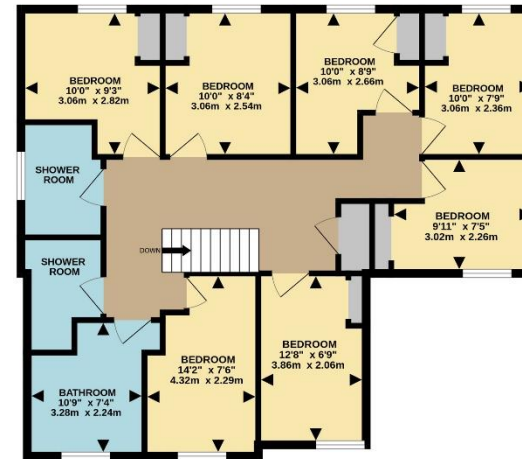
# Ashley

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GROUND FLOOR  
1370 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 2276 sq.ft. (211.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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