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DOWNER & CO

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Woodlands Park Farm
Ram Alley, Ashford Hill
RG19 8AY

£1,150,000



Handsome, Double Fronted, Traditional And Characterful Farmhouse Built Circa 1800

Features:

- Detached farmhouse
- Master bedroom with dressing area
- Separate dressing room
- Many character features
- Situated down a private no through lane
- Approximate total plot 1.5 acres
- Possible planning on paddock
- Parking for many vehicles
- Easy four bedroom conversion
- Large outbuildings





Description.

A rare opportunity to own this handsome, double fronted, traditional and characterful farmhouse built circa 1800, which retains many period features. Situated down a private no through lane in the village of Ashford Hill and positioned in a total of 1.5 acres. (including approximately 1 acre of paddock).

Entry to the property is via security controlled gated access with the accommodation comprising, entrance hall with stairs to a cellar, drawing room with decorative fireplace, bay window and french doors opening to the garden, dining room with decorative fireplace and bay window, sociable family room with working wood burner opening to the kitchen/dining room with french doors overlooking the rear garden, office/study with working wood burner, large utility room, boot room and cloakroom. To the first floor is a beautiful master bedroom with dressing area and french doors overlooking the garden, separate dressing room (the dressing room and dressing area could be converted back into the fourth bedroom as it was originally), guest bedroom with en-suite shower room and large built-in wardrobe, further double bedroom and generous size family bathroom including a separate shower cubicle. Outside there is a large outbuilding with power and lighting, further outbuilding at the rear of the garden, driveway parking for many vehicles and the paddock land adjacent. Viewings highly recommended.

Approximate Gross Internal Area
 217.58 sq m / 2342.01 sq ft
 (Excludes Cellar & Outbuilding)
 Cellar Area : 14.0 sq m / 150.69 sq ft
 Outbuilding Area : 55.22 sq m / 594.38 sq ft

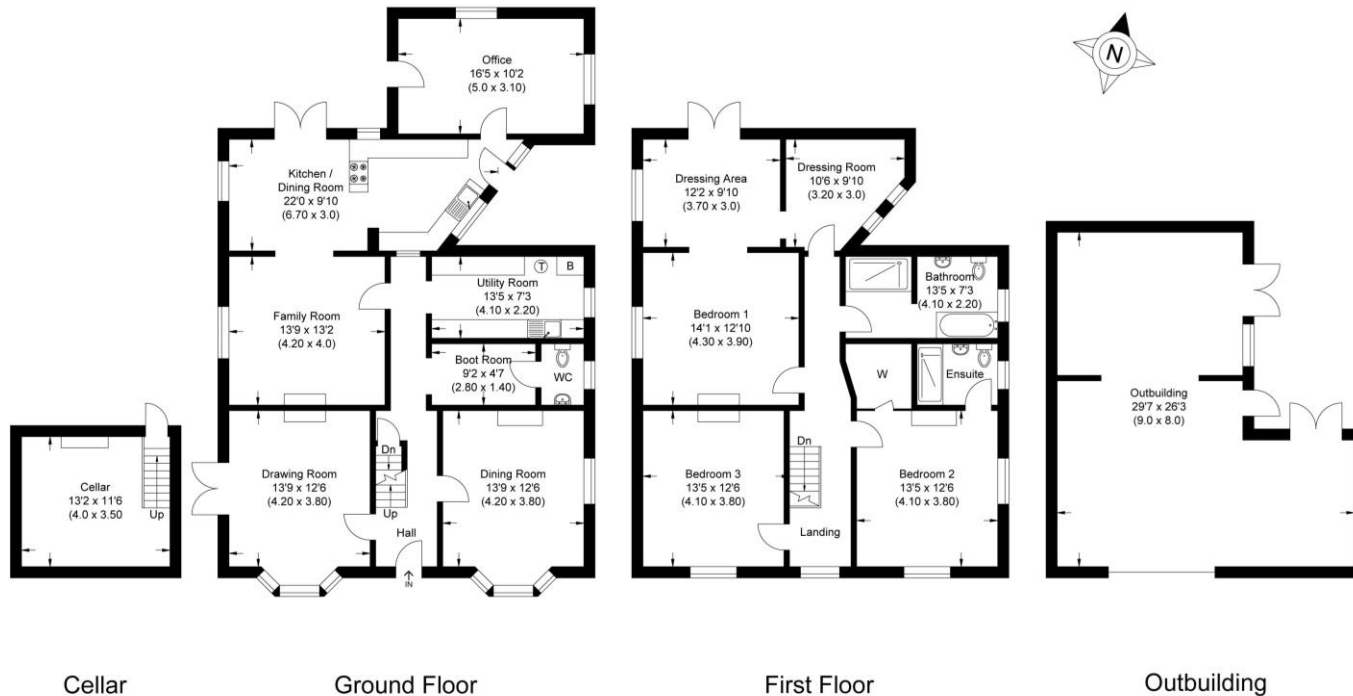


Illustration for identification purposes only, measurements are approximate, not to scale.







EPC: D

COUNCIL TAX BAND: G

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

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Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.