

Kingfishers

HAMPSHIRE

FACT SHEET



3, 4 & 5 bedroom freehold houses
From £565,000 to £860,000

Ashford Hill is a peaceful rural English Village, equidistant between Newbury in Berkshire and Basingstoke in Hampshire.

Kingfishers is a small development of 27 new three, four and five bedroom beautiful homes, with 16 for private sale, by award winning luxury property developer, Antler Homes. All houses are freehold and complete between Quarter 2 and Quarter 4 2024.



Address

Ashford Hill Road, Ashford Hill, Hampshire
RG19 8FP

Location

Rural, peaceful village in affluent area
within London commuter belt.

Developer

Antler Homes

Planning Permission No.

19/02726/OUT

Estimated Completion:

Q2 - Q4 2024

Warranty:

10-year Premier Guarantee warranty

27 HOMES

9

3 bed

5

4 beds

2

5 beds

PAYMENT TERMS

£1,000

Reservation
fee

10%

On Exchange
(within 42 days)

90%

On completion
(est xxx)

£694 p.a.*

Estimated Estate
Charge (from)

Recommended Purchaser Solicitor:

Riseam Sharples: Julia Caveller
juliac@rs-law.co.uk +44 (0) 20 7632 8919

All on your doorstep...

AWARD WINNING DEVELOPER, ANTLER HOMES

Ashford Hill is a quiet village with local pub, primary school, village hall and church. Ashford Hill Nature Reserve is a designated site Site of Special Scientific Interest and the village is also within reach of nearby towns, and London is accessible for commuters.



Socio-economic data puts this location in the **top 23%** of the country. It ranks in the **best 10%** or **20%** of the country for:



INCOME
TOP 20%



EDUCATION & SKILLS
TOP 20%



EMPLOYMENT
TOP 10%



HEALTH
TOP 10%

Source: www.locrating.com

Nearby Thatcham has a high street with a range of independent shops and popular high street brands. The larger towns of Newbury to the north, and Basingstoke to the south provide an array of shops, restaurants and cafes and entertainment and leisure facilities.



EDUCATION STATE SCHOOLS

- ✓ Great for state school secondary education: 39% of pupils that live in this neighbourhood and attend state school, join The Clere & 11% join The Hurst (both rated 'Good' by Ofsted. 11% join St Bartholomew's, rated 'Outstanding' .
- ✓ St Bartholomew's has GCSE results in the best 10% in the country.

Source: www.locrating.com



AWARDS WON INCLUDE:



EDUCATION - INDEPENDENT SCHOOLS

Schools within approximate 7 mile radius:

Primary schools

- Cheam School, Thatcham
- Grantham Farm Montessori, Tadley
- Elstree School, Woolhampton
- St Gabriel's, Sandford Priory
- Horris School, Newtown
- Brockhurst and Marlston House, Thatcham

Secondary schools

- Downe House, Thatcham
- St Gabriels, Newbury
- St Michael's School, Newbury
- Padworth College, Padworth



At the heart of a great network

<https://myproptech.com/antlerhomes>

Felbridge is well connected to the road and rail network



Thatcham station

6 miles

Basingstoke Station

10 miles

M4 (to central London)

16 miles

M3 (to central London)

16 miles

London Waterloo Station

41 minutes from Thatcham Station

London Paddington Station

44 minutes from Basingstoke Station

Distances are approximate. Source: www.google.com/maps



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If you're a BNO visa holder moving to the UK, or an investor contact our team in Hong Kong today to find out more.

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RICS

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