



DOWNER & CO

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High View  
Drove Lane  
Cold Ash RG18 9NL

£595,000



## Three Bedroom Detached Bungalow On An Elevated Plot

### Features.

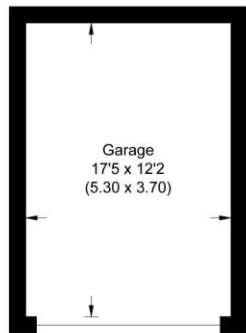
- Stunning location
- End of residential track
- Detached property
- Three bedrooms
- Potential to extend into garage or loft space
- Large living room with views & wood burner
- Separate dining room
- Kitchen/breakfast room
- Private gardens to front and rear
- Goods sized garage and driveway parking



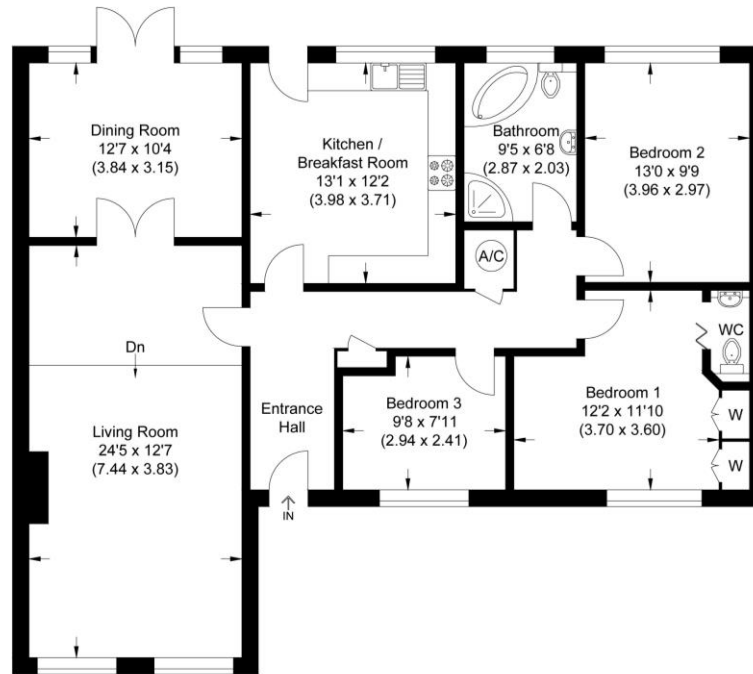


Approximate Gross Internal Area  
111.87 sq m / 1204.15 sq ft  
(Excludes Garage)

Garage Area 19.61 sq m / 211.08 sq ft



Garage



Ground Floor

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

## Description.

Located in one of West Berkshire's premier addresses, a three bedroom detached bungalow on an elevated plot, quietly nestled amongst mature woodland, towards the end of a private track road off Bucklebury Alley. The property has been well looked after, and there is further potential to convert the garage and loft into additional living/ bedroom space.

The current accommodation includes spacious entrance hall, super sized living room with lovely views and fitted wood burner, separate dining room, kitchen/ breakfast room, master bedroom with en-suite WC, two further bedrooms (one giving access to the loft room), spacious bathroom with separate shower, oversized single garage with double width driveway parking for at least several vehicles and south facing rear garden with additional private garden to front.

## Location.

Drove Lane is a private no through lane, located just off Bucklebury Alley, surrounded by beautiful, wooded countryside with immediate access to bridle paths and byways ideal for walking, cycling and horse riding and sits in the North Wessex Downs AONB. In the village there is a local shop, primary schools and two pubs, a large village green with pavilion and tennis courts.

Cold Ash is in the catchment area for the Downs Secondary School which has Outstanding OFSTED status of longstanding. The well renowned and private Down House School is within walking distance of the property.

Nearest towns are Newbury and Thatcham, just a few miles away, where there are supermarkets, restaurants, cafes, shops, and mainline rail stations to London Paddington and the West country. The M4 and A34 a few miles away provide road links to Reading, Oxford and the South coast.



### 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.

**EPC: E**

**COUNCIL TAX BAND: F**

**TENURE: FREEHOLD**

For more information on this bungalow 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](http://www.downer.co.uk)**

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