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Hillside, Ashmore Green RG18 9ES  
Price: £795,000



Features.

-  4
-  4
-  2

Description.

Hillside is a beautifully presented four bedroom detached family home located on a country lane in this popular hamlet to the north of Thatcham. Elevated above the lane the property has far reaching views and is set on a plot of just over a quarter of an acre.

The spacious accommodation includes entrance hall, dual aspect living room with wood burner leading into a vaulted ceiling garden room, dining room, study, kitchen, utility room, cloakroom, large dual aspect master bedroom with smart refitted en-suite shower room, three further bedrooms and family bathroom. Outside there is a large entertaining patio area accessed from the garden room with steps leading up to a lovely landscaped garden with flower and shrub borders measuring 130ft in total and a summerhouse. There is a detached double garage with steps to a room above which offers a superb storage area and a block paved driveway with parking for numerous vehicles.





## Location.

Located on a country lane in this quiet hamlet, just a few miles north east of the market town of Newbury and close to Thatcham. There are local amenities including a shop/post-office, primary school and two public houses in the nearby village of Cold Ash and is surrounded by stunning undulating countryside offering great walks.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

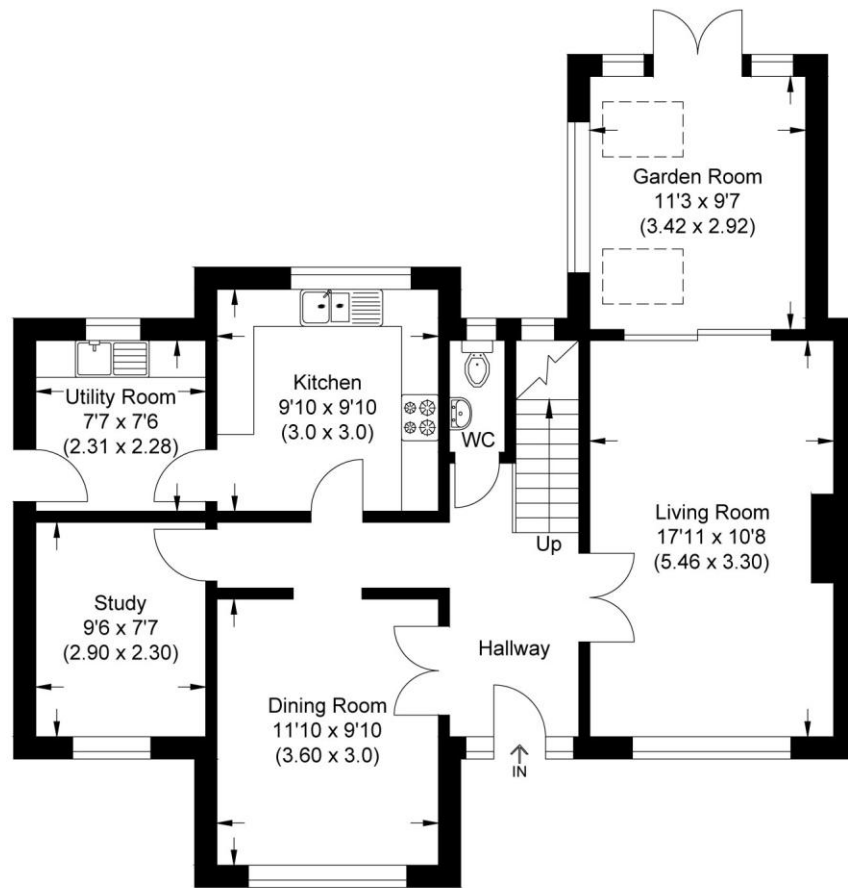




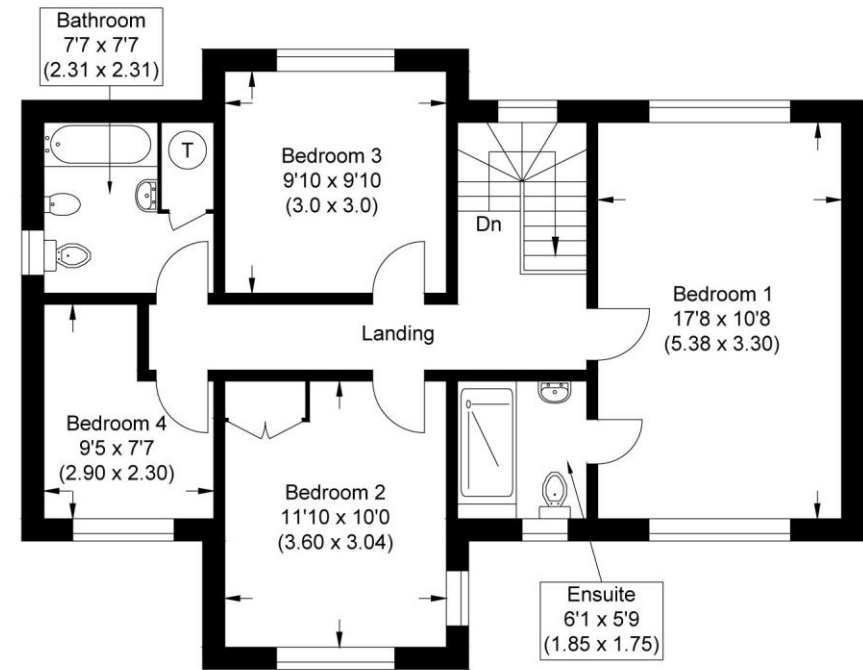




Approximate Gross Internal Area  
140.77 sq m / 1515.23 sq ft  
(Excludes Garage)  
Garage Area 27.59 sq m / 296.97 sq ft



Ground Floor



First Floor

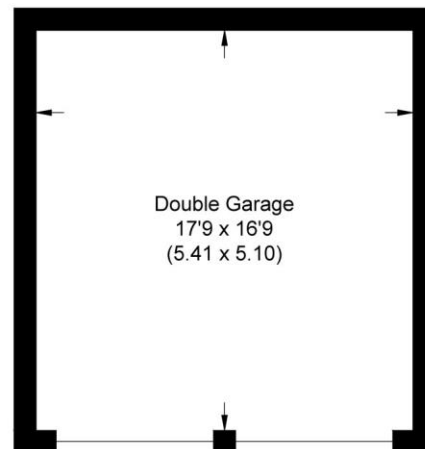
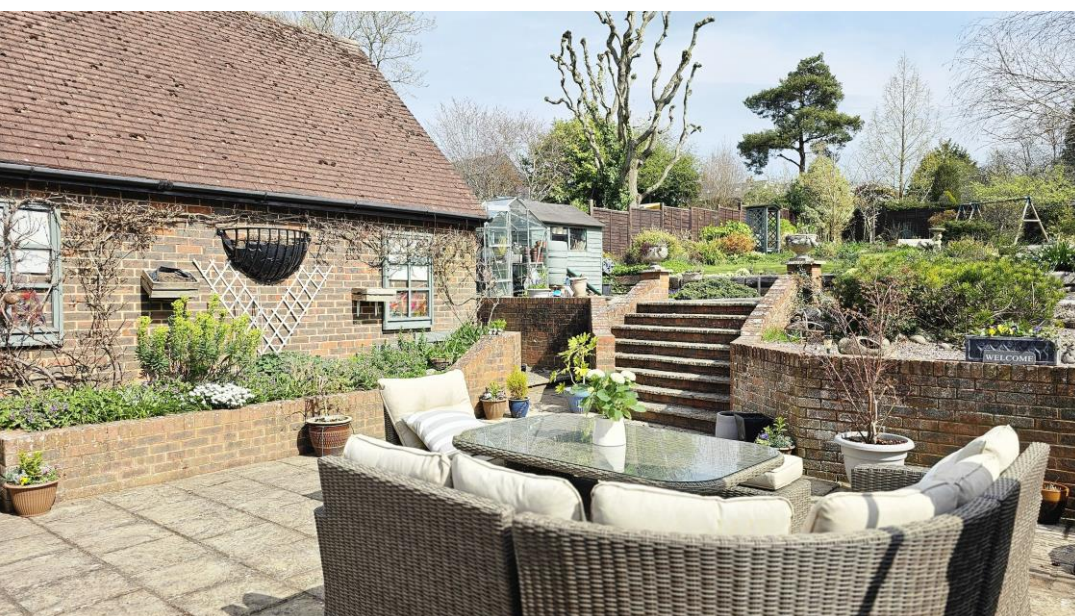



Illustration for identification purposes only, measurements are approximate, not to scale.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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: D**

**COUNCIL TAX BAND: E**  
**2025/2026: £2,854.38.**

**TENURE: FREEHOLD**

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

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

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