



1 Lamb Cottages, Long Lane, Cold Ash RG18 9LY  
Price: £475,000

**Features.**



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**Description.**

A lot larger than it looks from the outside - a clever conversion of the former Lamb Public House in 2016 has created a contemporary two bedroom semi-detached country cottage measuring almost 1800 sq ft.

The incredibly spacious, well-presented, accommodation comprises entrance hall, cloak/shower room, dining room with an impressive glass lantern roof, kitchen/breakfast/family room with integrated appliances and multi fuel burner, sitting room also with multi fuel burner and french doors to the rear garden. The first floor has two good sized double bedrooms and a family bathroom. Outside to the front there is a drive with off road parking for two vehicles and to the rear is a well planted south facing garden with a nice sized paved patio area.



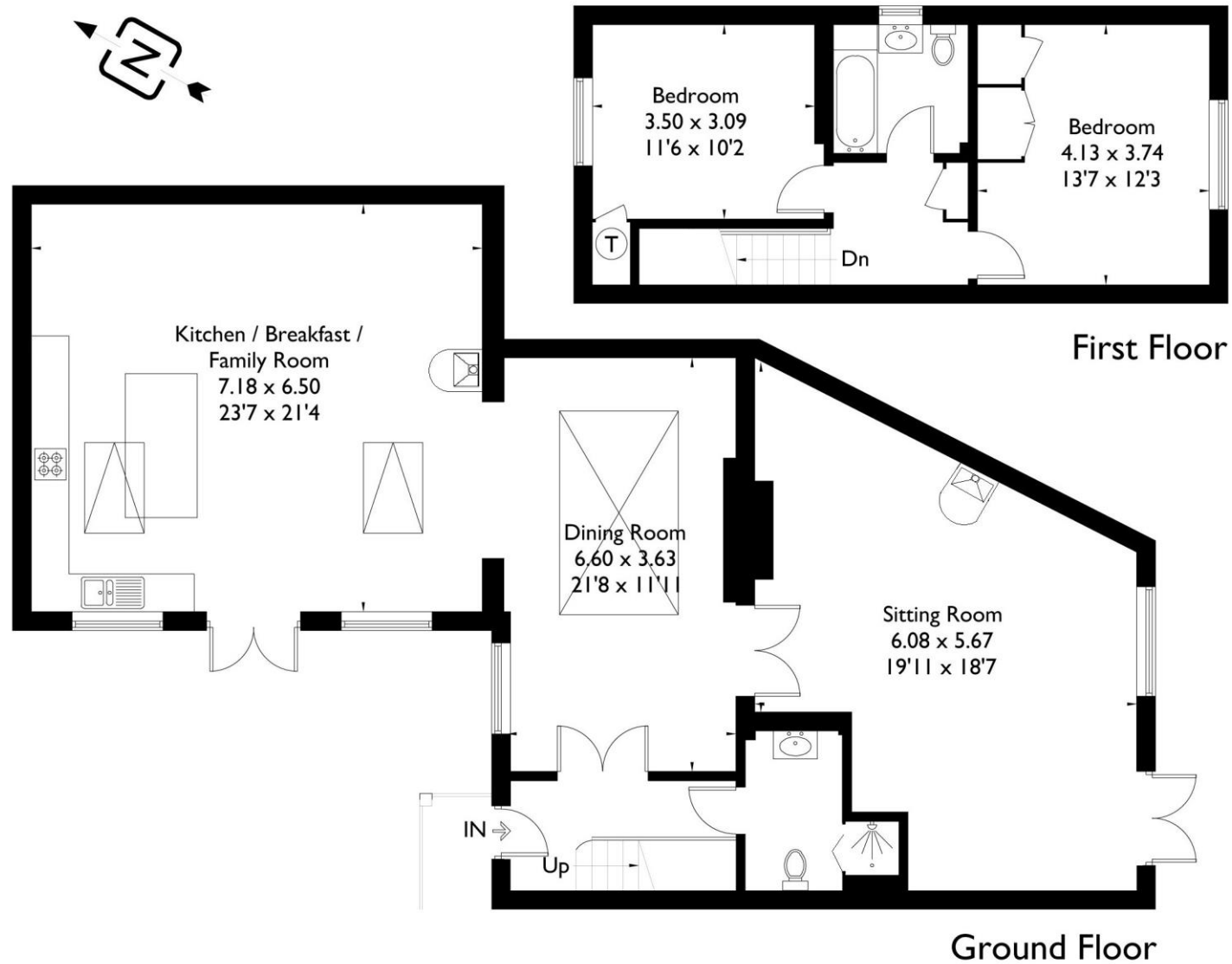
## Location.

The property is positioned in the village of Curridge, just four miles north of Newbury on the B4009. There are excellent links with J13 of the M4 only a five minute drive away. The village of Curridge boasts excellent countryside walks, the highly regarded Bunk Inn, local shop/petrol station, primary school and riding stables. Neighbouring villages of Hermitage and Cold Ash offer further local shops, public houses and a garden centre.

The 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 links to London Paddington and the West Country.




Approximate Gross Internal Area 165.1 sq m / 1777 sq ft





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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: C**

**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.

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