



Ivy Wood, Westrop Green, Cold Ash RG18 9NW
Price: £550,000

Features.



NO ONWARD CHAIN

Description.

A unique and very special property has just come to the market! Set in possibly one of the most tranquil locations in West Berkshire, this three bedroom semi detached cottage is set towards the end of a track and on the edge of a large wood with wonderful far reaching views over the neighbouring fields. The cottage offers huge scope to further improve and extend (subject to usual consents) whilst still retaining lots of character in this dreamy location.

The accommodation includes entrance hall, living room with wood burner, dining room, kitchen, three bedrooms and bathroom. The large secluded garden measuring 0.66 acre comes with sheds and a garage/garden office. LPG heating.



Location.

Westrop Green is a private no through track, continued from the end of 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.



Approximate Gross Internal Area
94.08 sq m / 1012.66 sq ft
(Excludes Garage)
Outbuildings Area : 42.94 sq m / 462.20 sq ft

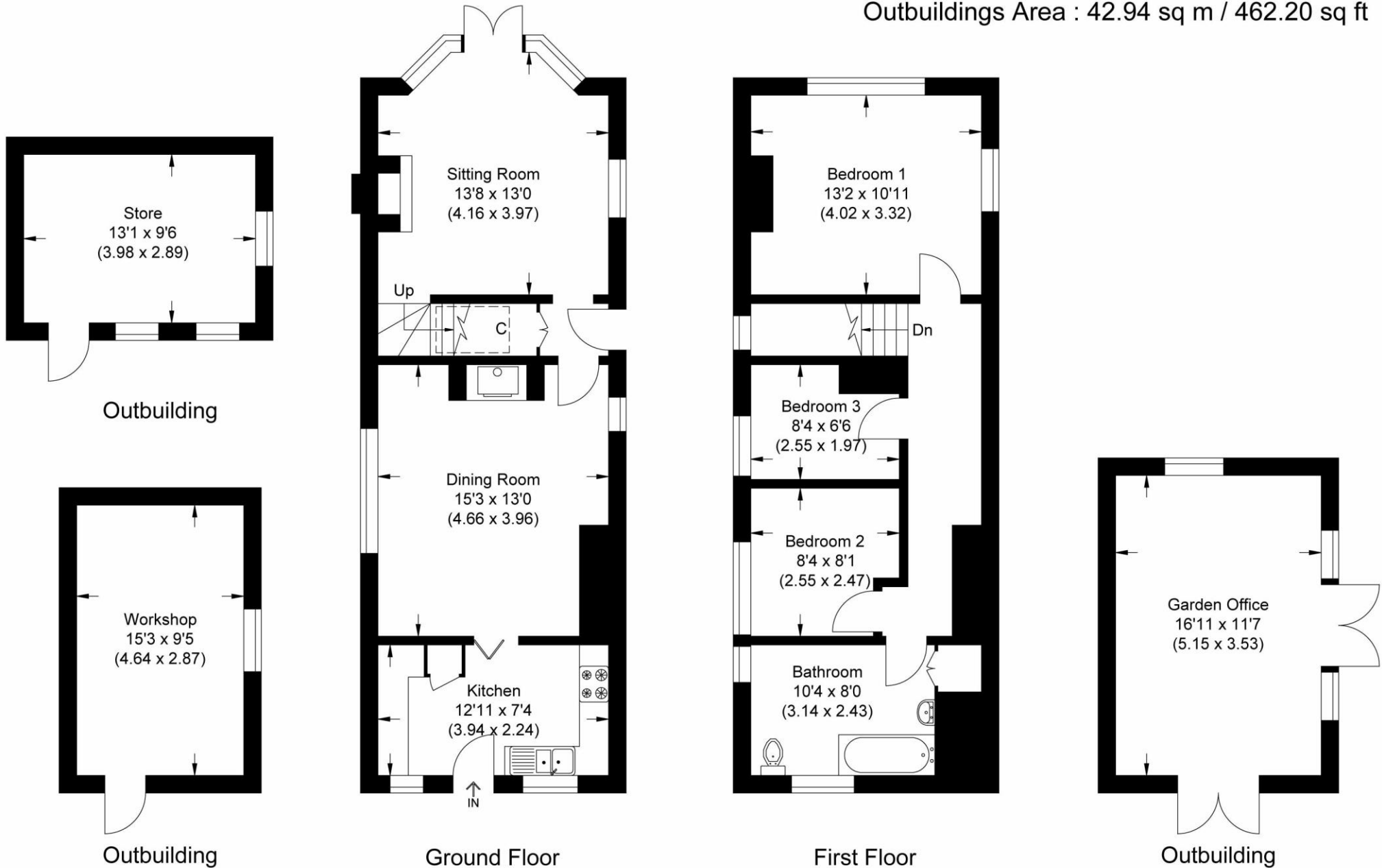
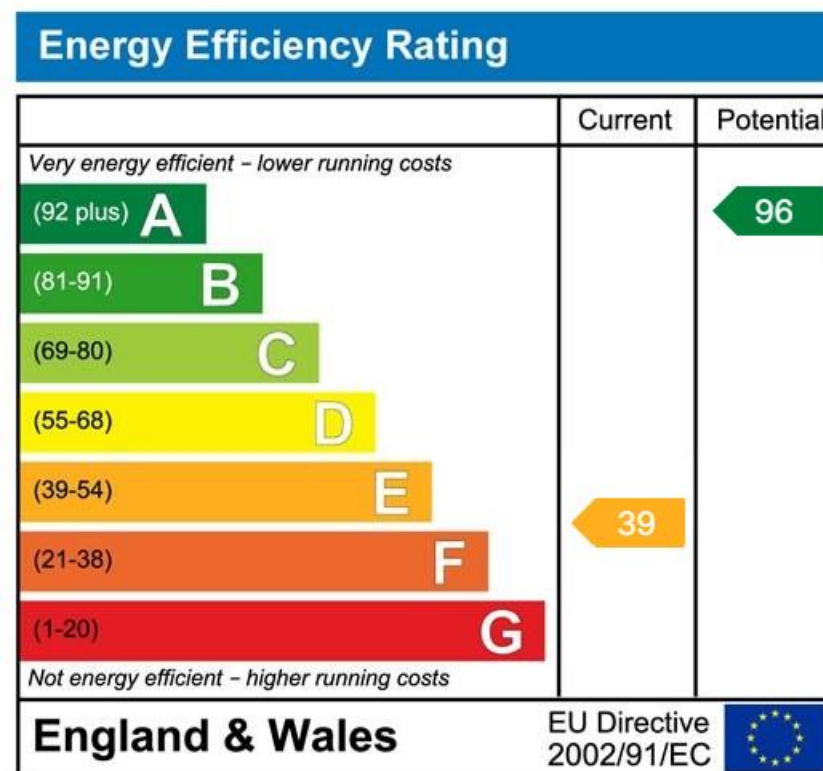


Illustration for identification purposes only, measurements are approximate, not to scale.



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: D
2025/2026: £2,335.40

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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