



DOWNER & CO

TRUSTED SINCE 1988

2 Assisi Cottages, Cold Ash Hill, Cold Ash RG18 9PA  
Price: £699,950



## Features.



No Onward Chain.

## Description.

Set back from the road in a small development of just three properties built approximately 20 years ago, a pristinely presented four bedroom detached home located in this popular village, within walking distance of many local amenities including St Mark's primary school. The house has been redecorated throughout and updated by the present owner including a refitted en-suite bathroom and the addition of an electric garage door.

The accommodation includes entrance hall, large triple aspect living room, dining room, kitchen/breakfast room, utility and cloakroom to the ground floor, spacious master bedroom with smart en-suite shower room, three further bedrooms and family bathroom with separate shower cubicle. Outside offers a pretty and private rear garden with patio area and well stocked flower and shrub borders, double width driveway parking and single integral garage.





## Location.

The very popular village of Cold Ash offers 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 Trinity and 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 Reading, London Paddington and the West country. The M4 and A34 a few miles away provide road links to Reading, Oxford and the South coast.



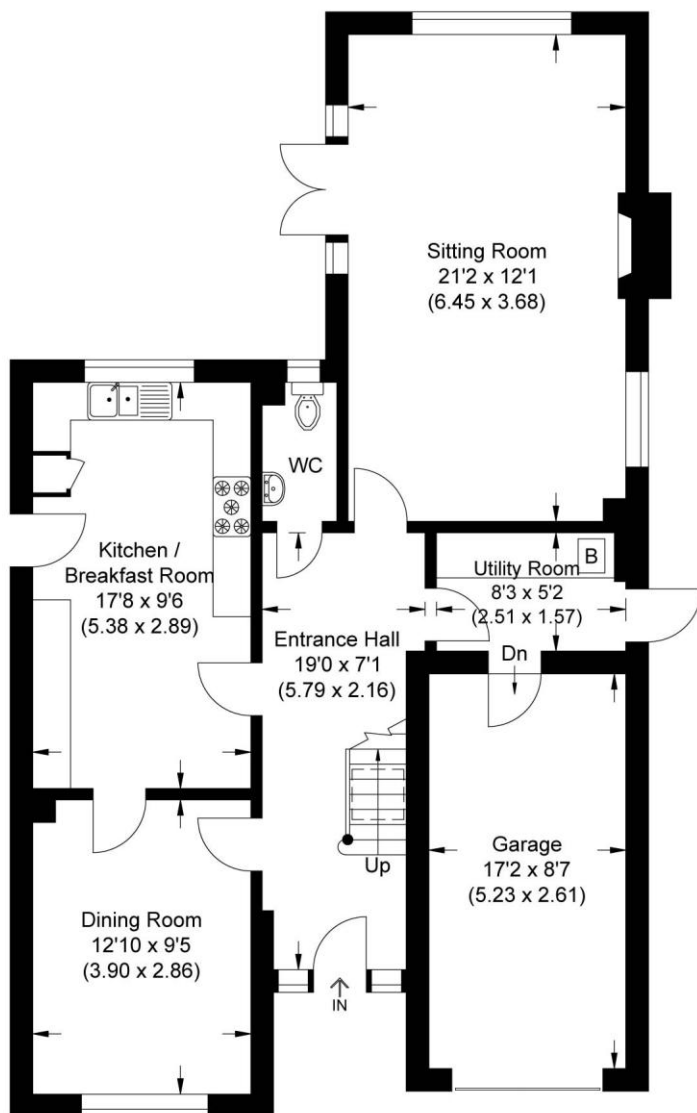




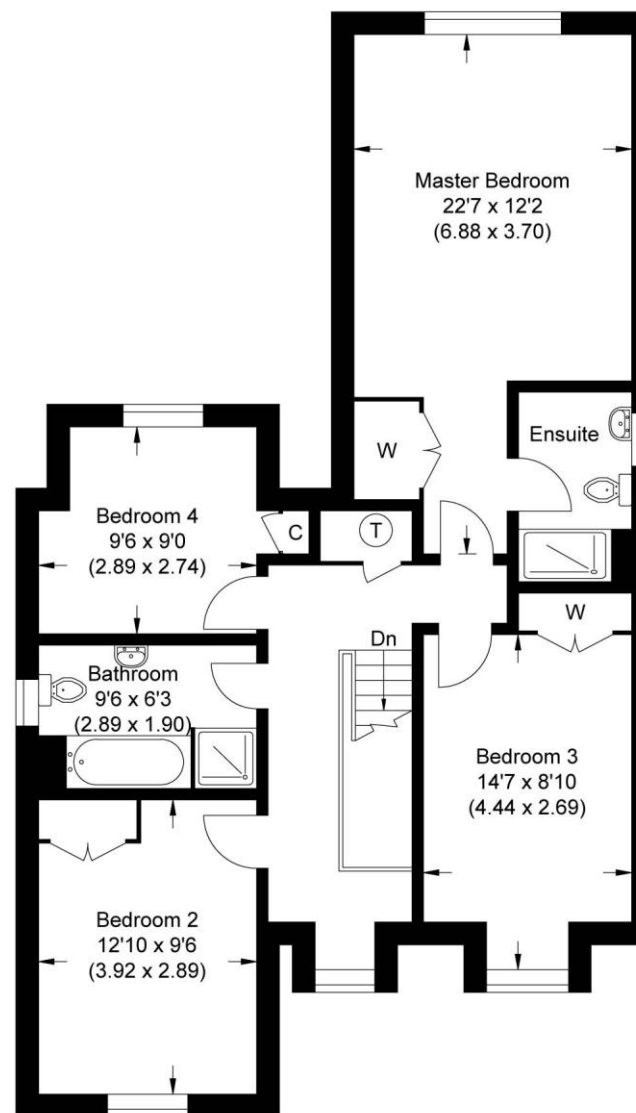


 = Reduced Headroom  
Below 1.5m 5'0

Approximate Gross Internal Area  
162.89 sq m / 1753.33 sq ft  
(Includes Garage)  
Garage Area 13.65 sq m / 146.92 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>	75	79
(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: F**  
**2025/2026: £3,373.35.**

**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.

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX

**01635 523777**

**www.downer.co.uk**