



## Features.



## NO ONWARD CHAIN

## Description.

Extended four bedroom detached family home offering further potential to extend (STPP), ideally situated on this popular lane to the north of Newbury, which is surrounded by open countryside. The property was built in the 1950's and has been extended by the current owners and sits on a plot measuring approximately 0.18 of an acre with an impressive rear garden.

The accommodation comprises entrance porch, hall, dining room with decorative fireplace, dual aspect living room with patio door opening to the rear garden, kitchen/breakfast room, three good size bedrooms, further bedroom and bathroom. Benefits also include garage, driveway parking for several cars and oil-fired central heating.



## Location.

The house is located on a country lane right on the outskirts of Newbury leading up to the hamlet of Ashmore Green and is surrounded by beautiful rolling countryside.

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.

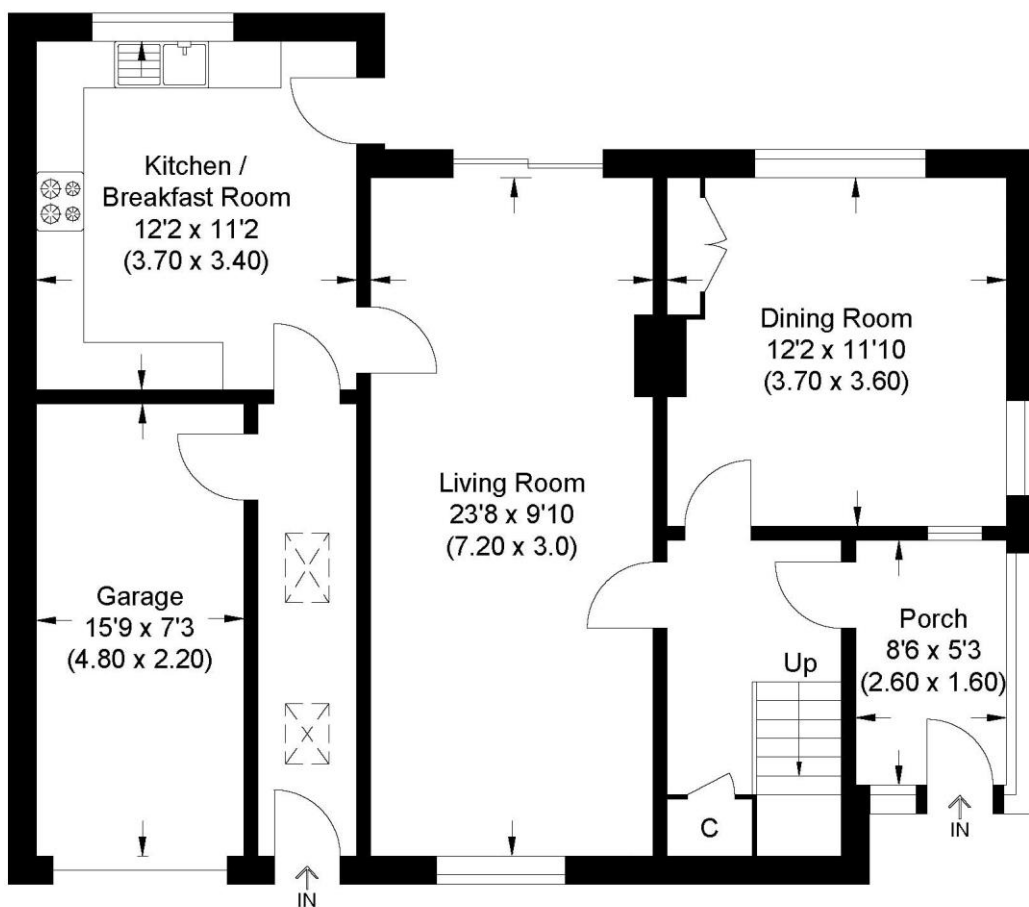




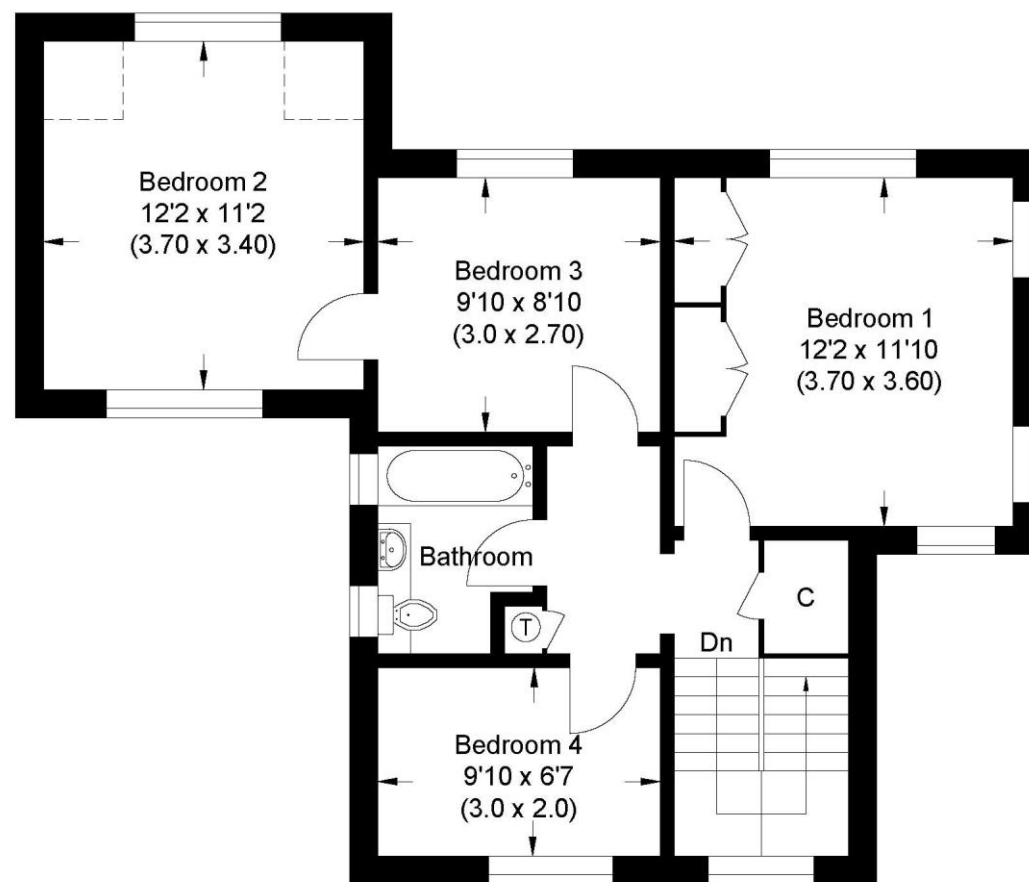
Approximate Gross Internal Area  
133.17 sq m / 1433.43 sq ft  
(Including Garage)

Garage Area 10.56 sq m / 113.66 sq ft

 = Restricted Head Height



Ground Floor



First Floor

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



## Energy Efficiency Rating

|                                                    | Current | Potential                                                                                                   |
|----------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
| <i>Very energy efficient – lower running costs</i> |         |                                                                                                             |
| (92 plus) <b>A</b>                                 |         |                                                                                                             |
| (81-91) <b>B</b>                                   |         |                                                                                                             |
| (69-80) <b>C</b>                                   |         |                                                                                                             |
| (55-68) <b>D</b>                                   |         | 62                                                                                                          |
| (39-54) <b>E</b>                                   | 53      |                                                                                                             |
| (21-38) <b>F</b>                                   |         |                                                                                                             |
| (1-20) <b>G</b>                                    |         |                                                                                                             |
| <i>Not energy efficient – higher running costs</i> |         |                                                                                                             |
| <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: E**

**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.

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