

# HILLIER & WILSON



*Oakland Cottage, Johnsons Lane, Cold Ash, RG18 9PP*

## Johnsons Lane, Cold Ash

A beautifully presented three bedroom detached family cottage tucked away in a peaceful location within the sought after village of Cold Ash. The original cottage originates back to the late 1800's and boasts a plot measuring in excess of ¼ acre in size, whilst other benefits include gas central heating, majority wooden double glazing and double garage. The ground floor comprises dining, kitchen, laundry room/study, cloakroom and sitting room. Upstairs there is a principal bedroom with en-suite shower room and fitted wardrobe, two further double bedrooms and a family bathroom. Externally there is a private and enclosed south facing rear garden which is mainly laid to lawn with mature tree/hedge surrounds, various fruit trees, a variety of plants/shrubs and a patio seating area. To the front, there is ample off road parking via driveway, and there is also a double garage. Cold Ash is a popular village just a short drive from Thatcham town centre which has a mainline railway station providing regular direct links to London Paddington taking less than an hour.

NO ONWARD CHAIN





- THREE BEDROOM DETACHED COTTAGE
- ORIGINAL COTTAGE BUILT LATE 1800'S
  - BEAUTIFULLY PRESENTED
- PLOT MEASURING IN EXCESS OF 1/4 OF AN ACRE
  - SOUGHT AFTER VILLAGE LOCATION
  - NO ONWARD CHAIN

Services:

Mains services are connected  
(Septic tank)

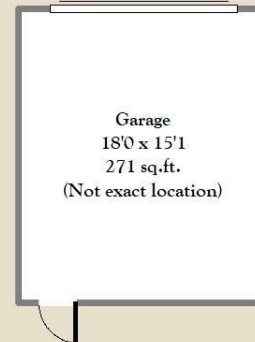
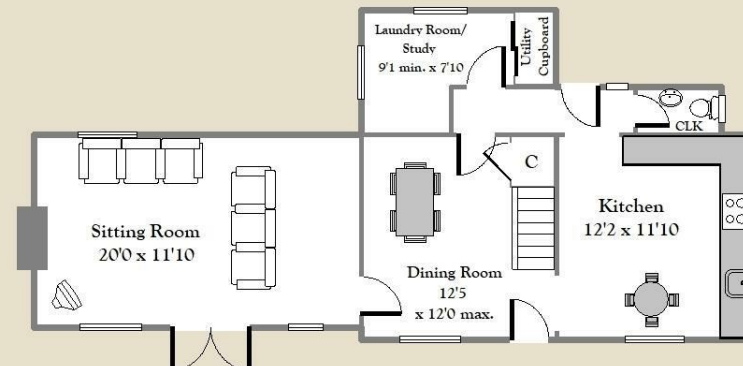
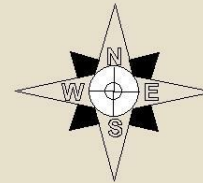
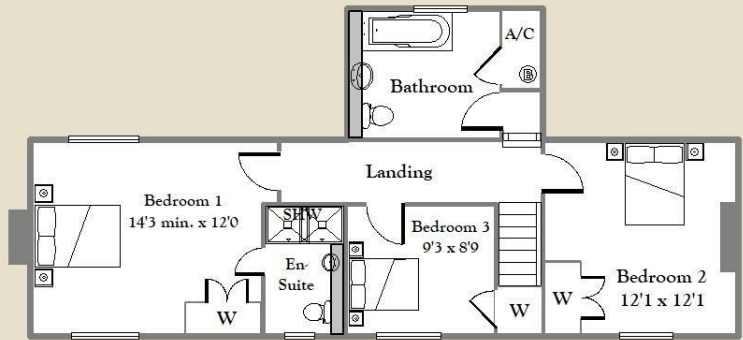
EPC: Rating D

Full results can be sent on request

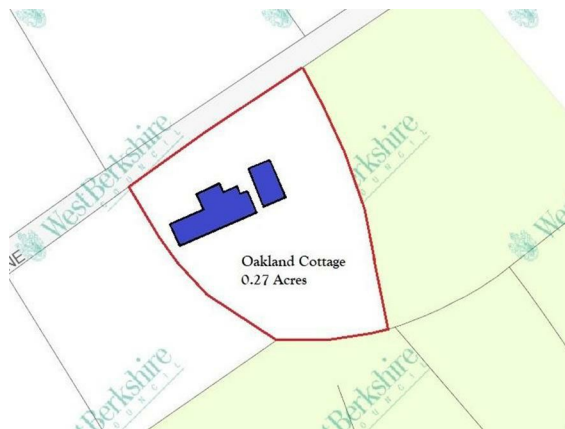
Council Tax: Band E



# Oakland Cottage Johnstone Lane Cold Ash



APPROX GROSS INTERNAL FLOOR AREA 1333 sq.ft. (123 sq.m) (Excluding Garage)  
For identification only - Not to scale - Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.