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**SIMMONS & SONS**



## Ashford Hill, Thatcham

**Mixed use property** - a large bungalow with a mix of additional retail and commercial buildings

Offers in Excess of £1,100,000

Freehold

## Murrays Bungalow, Ashford Hill

Thatcham, RG19 8BQ

A rare opportunity to purchase a mixed commercial/residential property in a popular and expanding village.

Formerly a filling station with large retail area with offices and a large former MOT testing garage with a separate commercial unit to the rear benefitting from a large un-modernised bungalow with gardens to the front and rear.

This property has the potential to provide a fantastic live/work opportunity and comprises of the following;

- 3 bedroomed Bungalow measuring approximately 1,380 ft<sup>2</sup>
- Former Filling Station and Garage/MOT Testing Centre.
- Modern Commercial Unit with concrete floor, Roller Shutters and Electricity.



Floorplan



Murrays Bungalow

This three-bedroomed bungalow was constructed in the 1950's by the vendor's parents.

The property benefits from a spacious front and rear garden and includes a large garden store.

The property has three large double bedrooms, a family bathroom, a spacious living room, dining room and kitchen.

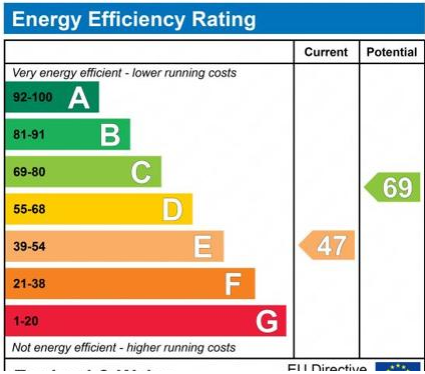
Although the property could benefit from refurbishment, it has the size and layout with potential to provide a great family home.

This property benefits from double-glazing throughout, an oil fired central heating system, mains water and electricity and private drainage.

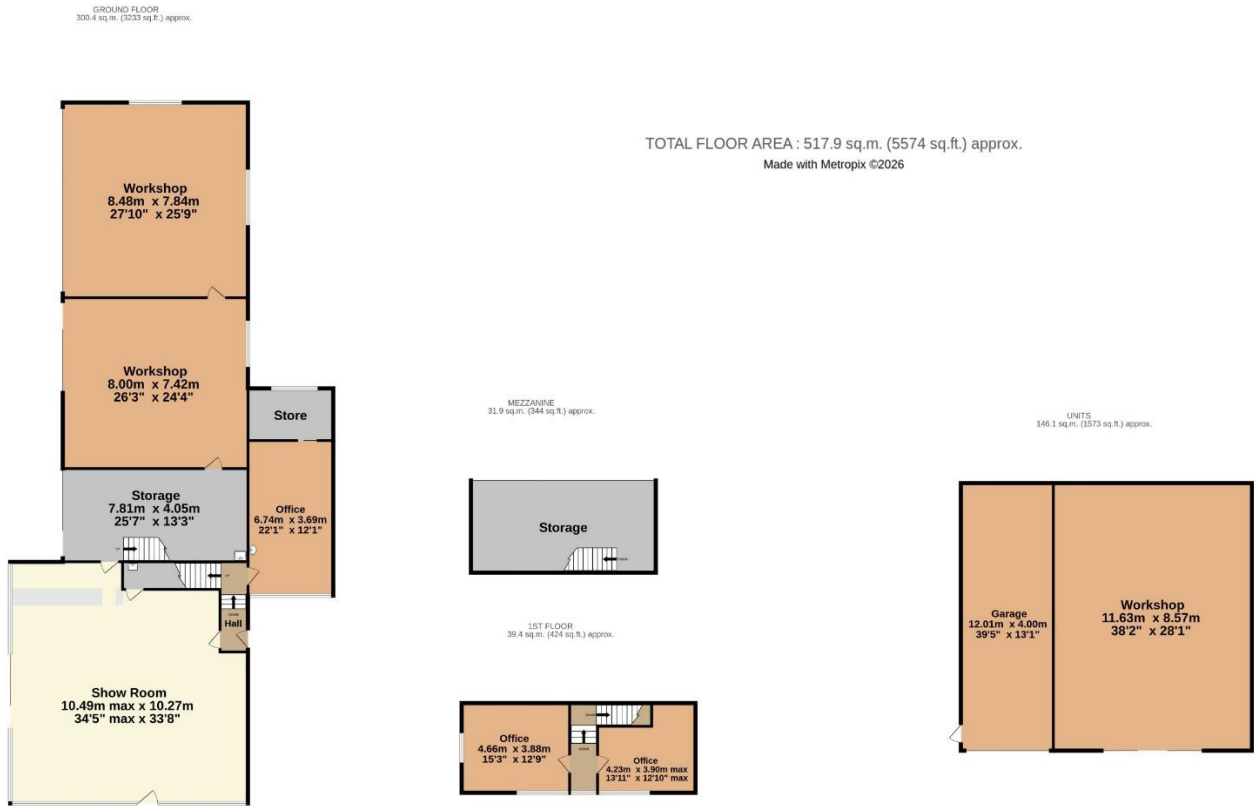
**Local Authority** – Basingstoke & Deane Borough Council

**Council Tax Band** – E

**Energy Performance Rating** - E47



Non-Residential  
Floorplans



Former Filling Station/Garage

This former fuel filling station and MOT testing centre measuring approximately 4,000 ft<sup>2</sup> benefits from a large showroom/retail area, ample storage rooms, offices and two large workshops, one with a mezzanine floor and a 3-phase power supply.

As well as potential for use in the motor trade, this property would lend itself for a number of other uses.

As well as a large forecourt, this property also benefits from additional parking at the side.

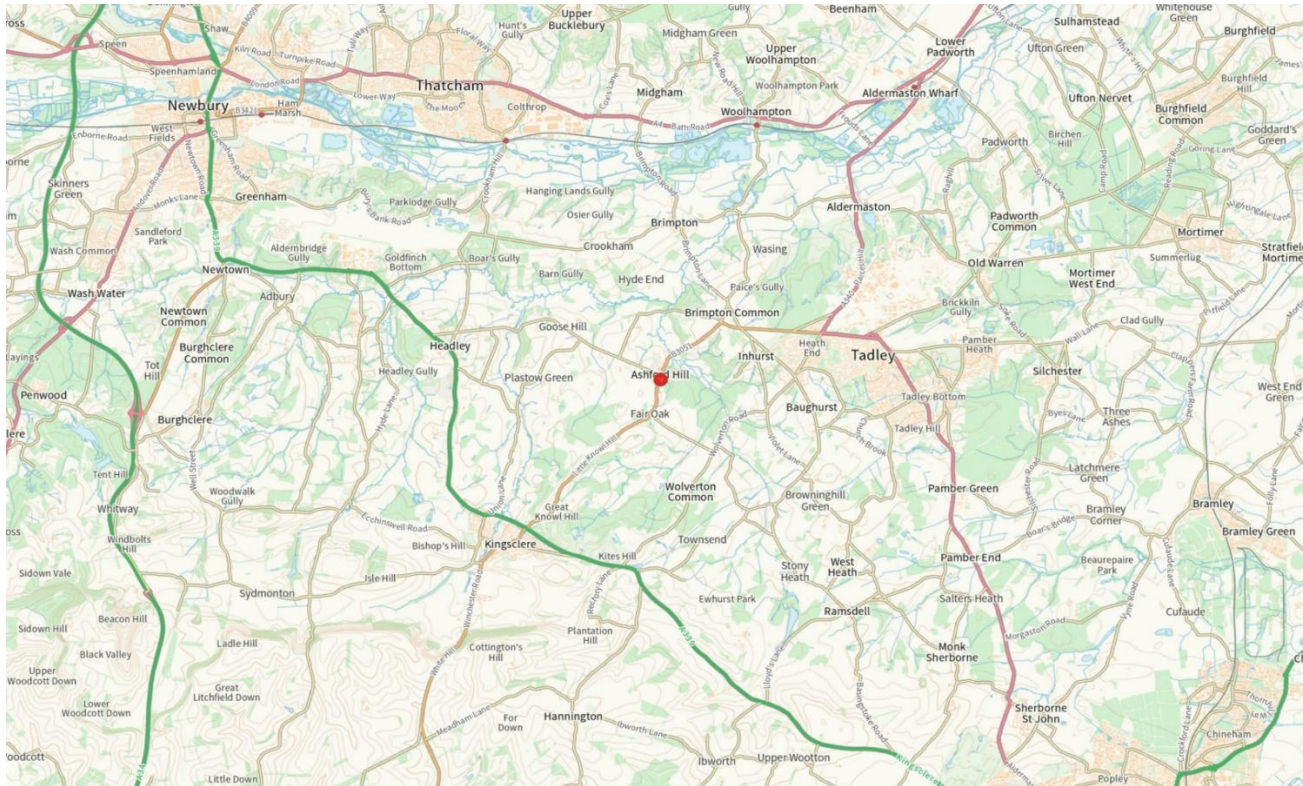
Rateable Value: £24,500

Commercial Units

This modern box-clad barn measuring approximately 1,573 ft<sup>2</sup> benefits from concrete flooring and roller shutter doors, is currently arranged as two units.

There is a large area at the front for parking.





## Local Information

Golf nearby at Sandford Springs, horseracing at Newbury.

Good transport links from Newbury (direct train line to London Paddington) and Basingstoke (direct train line to London Waterloo)

Great Schools with Cheam School approximately 3 miles away.

## Method of Sale

Private Treaty

## Tenure

Freehold with vacant possession.

## Services

There are currently 2 private water treatment systems, a mains water supply and 3 phase electricity supply on site.

## Directions

From the **A339 Newbury to Basingstoke Road**, turn onto **Ashford Hill Road**, signposted for **Ashford Hill**. Continue along this road through the village for approximately 2 miles, passing **St Paul's Church**. Murrays Bungalow will be found on the south side of Ashford Hill Road. The property is identified by postcode **RG19 8BQ**.

**VIEWINGS** - Strictly by appointment only with Simmons & Sons

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