

HILLIER & WILSON



Cold Ash Hill, Cold Ash, RG18 9PH

Cold Ash Hill, Cold Ash

NO ONWARD CHAIN

A gorgeous three-bedroom detached family home, situated within the desirable village of Cold Ash. The property falls within the catchment areas for St Mark's and St Finian's Primary Schools and The Downs Secondary School.

The property offers excellent potential, with a generous plot providing scope for a substantial extension, subject to the necessary planning permissions and constraints. Further benefits include off-street parking, a garage, gas central heating and uPVC double glazing.

The ground floor comprises an entrance hall with a cloakroom, leading through to a generous sitting room and a recently modernised kitchen/dining room with breakfast bar. To the first floor are three bedrooms, two of which are generous doubles, alongside a family bathroom.

Externally, the property benefits from a driveway providing off-street parking, a front garden and a garage. The spacious rear garden is accessed from both sides of the property and offers an excellent degree of privacy and further potential.

Cold Ash provides an attractive semi-rural setting, with a number of countryside walks, local pubs and a post office all within easy reach. Despite its village setting, the property is conveniently located for both Newbury and Thatcham, with railway stations providing access to London Paddington in under an hour. There are also excellent road links to the A34 and M4, making this an ideal location for commuters.





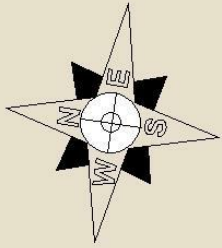
- DETACHED FAMILY HOME
- FANTASTIC OPPORTUNITY TO MODERNISE AND EXTEND (STPP)
- OFF STREET PARKING VIA DRIVEWAY & GARAGE
- DESIRABLE VILLAGE LOCATION OF COLD ASH
- ST MARKS, ST FINIANS AND THE DOWNS SCHOOL CATCHMENT
- *NO ONWARD CHAIN*

Services: Mains services are connected

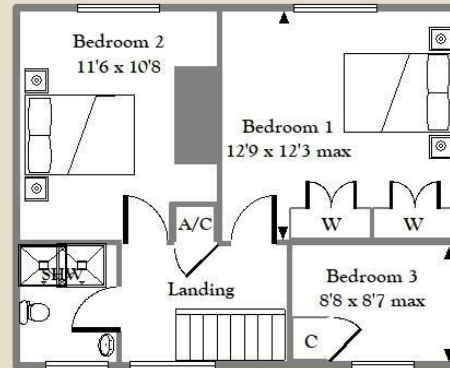
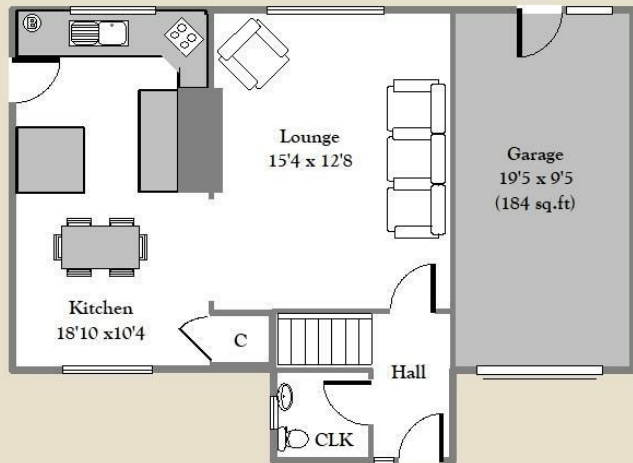
EPC Rating: D Full results can be sent on request

Council Tax Band: E





Tweazledown, Cold Ash Hill



APPROX. GROSS INTERNAL FLOOR AREA 1220 sq.ft (113 sqm) (Including Garage)
For identification only - Not to Scale - Hillier & Wilson Ltd

HILLIER & WILSON



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.

HILLIER & WILSON

Bartholomew House
64 Bartholomew Street
Newbury
Berkshire
RG14 7BE

Tel: 01635 522044

Email: sales@HillierandWilson.co.uk