



DOWNER & CO

TRUSTED SINCE 1988

Tumbleweed, Drove Lane, Cold Ash RG18 9NL
Price: £825,000

Features.

-  2
-  4
-  3

Description.

Every now and then a house comes to the market that may not fit the wish list but you still need to see it!! Located in one of West Berkshires premier addresses is this immaculate detached family home. Extended and renovated to the highest of standards by the current owners, Tumbleweed is ready for you to move in, unpack and simply relax.

The well laid out accommodation comprises a welcoming entrance hall, a cozy snug, a study/bedroom, a further double bedroom, shower room, fully fitted utility room and the most impressive kitchen/breakfast/family room with bi-folds and a glass lantern ceiling to the ground floor. Upstairs you will find the vaulted master bedroom has a Juliet balcony with bi-fold doors overlooking the rear garden along with is own en-suite shower room and walk in wardrobe, a guest bedroom with adjoining luxurious family bathroom complete the accommodation. Outside there is off road parking for several vehicles behind solid wooden gates and a tiered front garden laid to lawn with steps leading down to the house and former garage - now used for storage. At the rear there are two paved patios adjacent to the house and a terraced rear garden laid to lawn with mature flowers, tree and shrub borders, at the bottom of the garden is an undeveloped area, giving the option to create a vegetable garden, a children's play area etc. In total the plot measures 0.278 acres. Viewings strictly by appointment.



Location.

Drove Lane is a private no through lane, located just off Bucklebury Alley, surrounded by beautiful, wooded countryside with immediate access to bridle paths and byways ideal for walking, cycling and horse riding and sits in the North Wessex Downs AONB. In the village there are local shops, primary schools and two pubs, a large village green with pavilion and tennis courts.

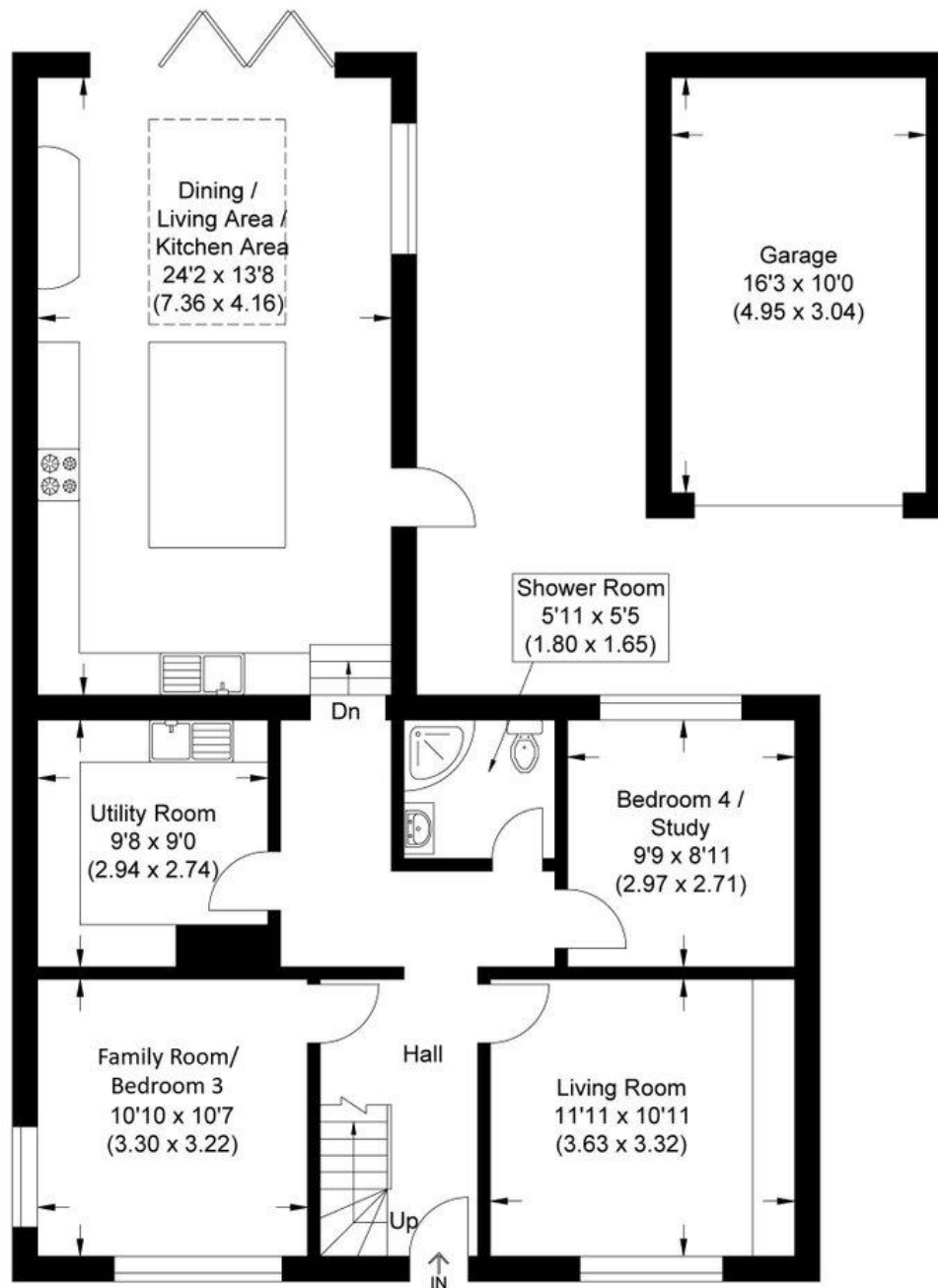
Cold Ash is in the catchment area for The Downs Secondary School which has Outstanding OFSTED status of longstanding. The well renowned and private Down House school is within walking distance of the property.

Nearest towns are Newbury and Thatcham, just a few miles away, where there are supermarkets, restaurants, cafes, shops, and mainline rail stations to London Paddington and the West country. The M4 and A34 a few miles away provide road links to Reading, Oxford and the South coast.

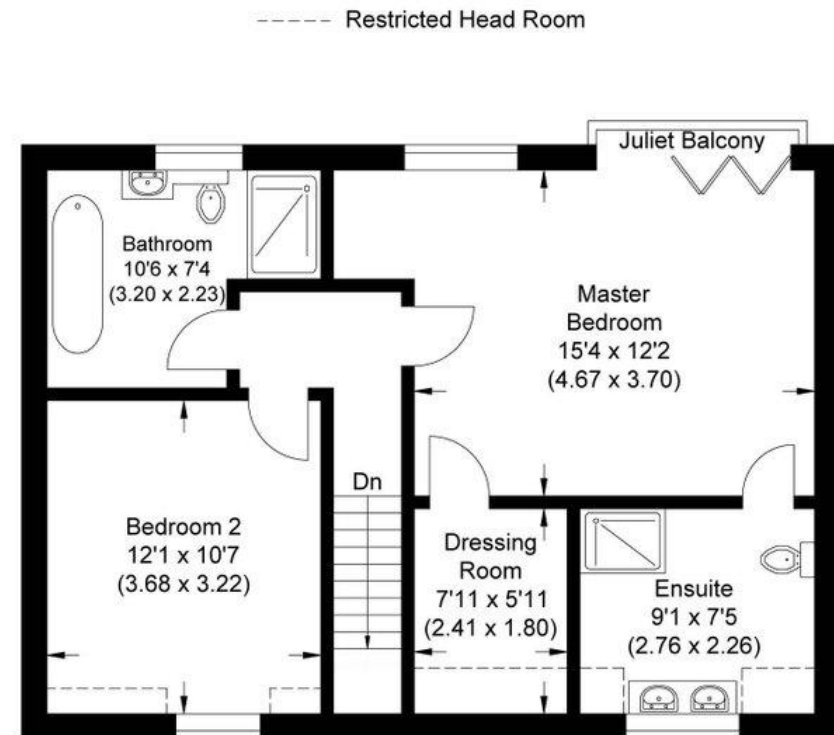




Approximate Gross Internal Area
 147.73 sq m / 1590.15 sq ft
 (Excludes Garage)
 Garage Area 15.05 sq m / 161.99 sq ft



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) A		
(81-91) B		91
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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: E
2026/2027: £2,999.83.

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