



Shannon, Ashmore Green, Thatcham RG18 9EY
Price: £550,000

Features.

-  3
-  3
-  2

NO ONWARD CHAIN

Description.

Located in the semi-rural hamlet of Ashmore Green is a well presented chalet-bungalow that offers flexible accommodation, lots of space and lovely garden. The property has been well maintained over the years, and the accommodation could be used in a number of configurations to suit the new owner.

The accommodation consists of entrance hall, large kitchen/breakfast room, dining room, master bedroom with en-suite to the ground floor, living room, further bedroom/office to the ground floor, bathroom, and third bedroom to the first floor. Outside there is a patio, large garden with shed and greenhouse, and garage. To the front there is a double carport and driveway parking for several vehicles.



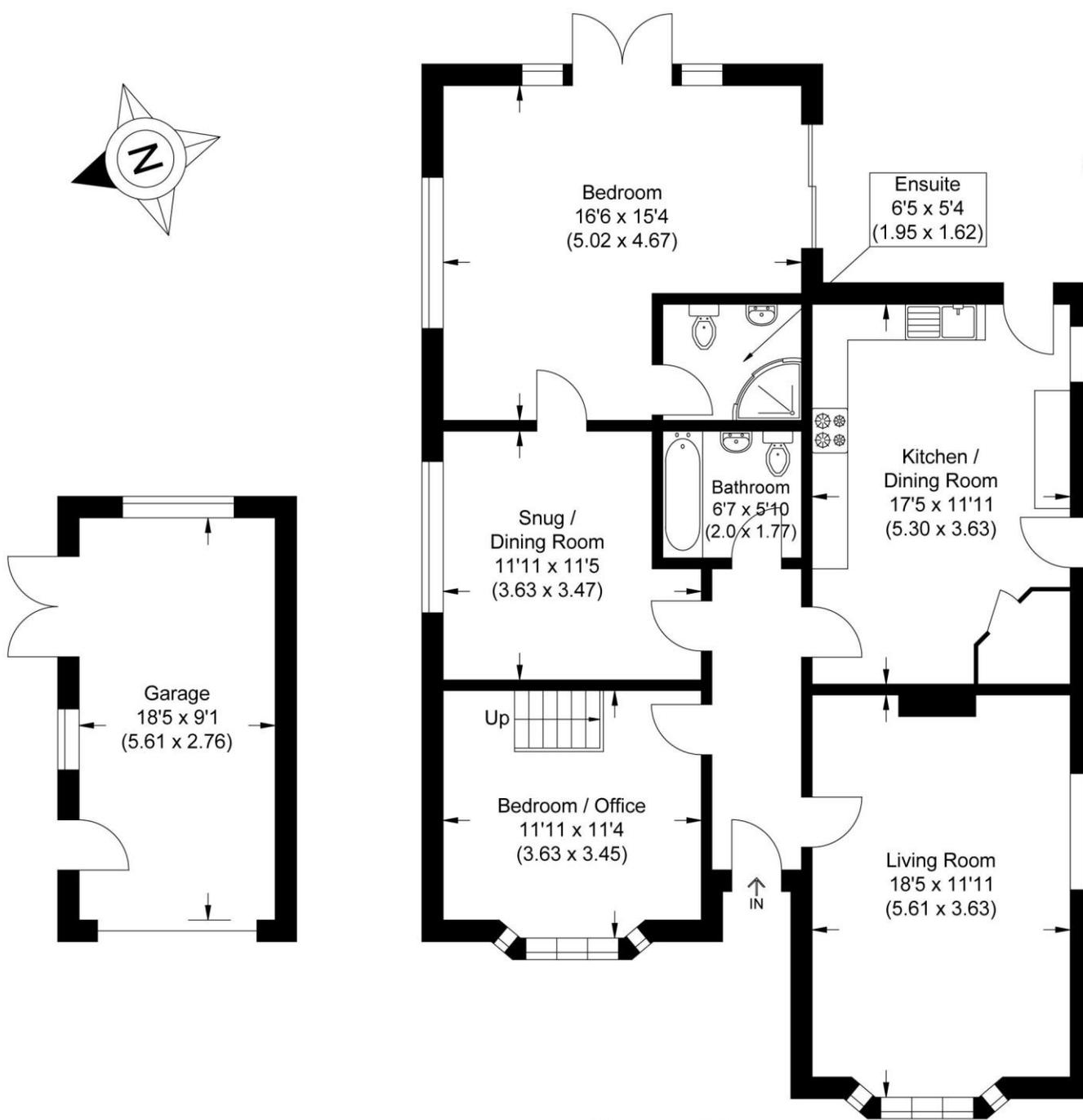
Location.

Locally in nearby Cold Ash is a shop, school, pubs, playing field and church and the towns of Thatcham and Newbury with mainline rail stations are nearby.



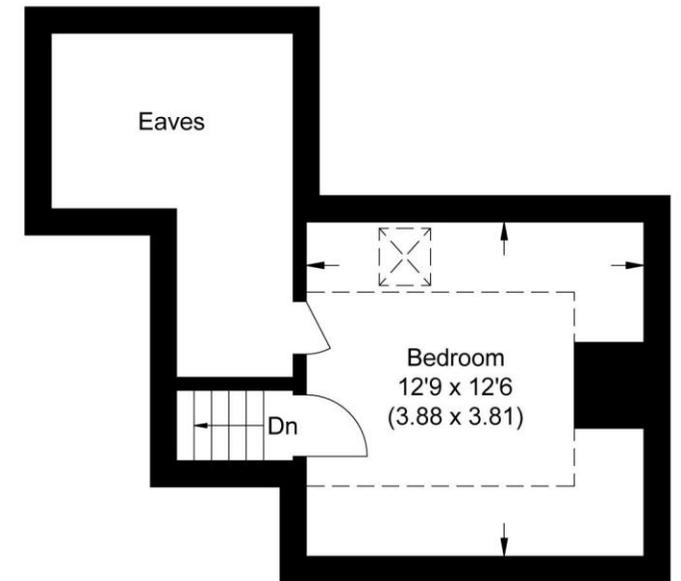


Approximate Gross Internal Area
114.90 sq m / 1236.77 sq ft
(Excludes Garage & Eaves)
Garage Area 15.48 sq m / 166.62 sq ft



Ground Floor

[Dashed box] = Restricted Head Height



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		
(69-80) C		72
(55-68) D	61	
(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: D

COUNCIL TAX BAND: E
2025/2026: £2,854.38.

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