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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

Available as a whole or in up to 3 Lots

- **Lot 1** 3 bedroomed Bungalow measuring approximately 1,380 ft² **Guide Price- £500,000**
- **Lot 2** Former Filling Station and Garage/MOT Testing Centre. **Guide Price- £400,000**
- **Lot 3** Modern Commercial Unit with concrete floor, Roller Shutters and Electricity. **Guide Price- £200,000**



Lot 1 Floorplan



Lot 1

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.

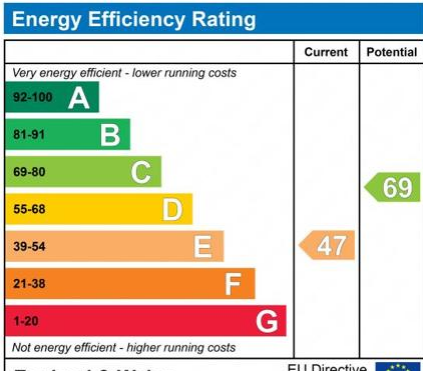
Although the property could benefit from refurbishment, it has the size and layout with potential to provide a great family home.

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

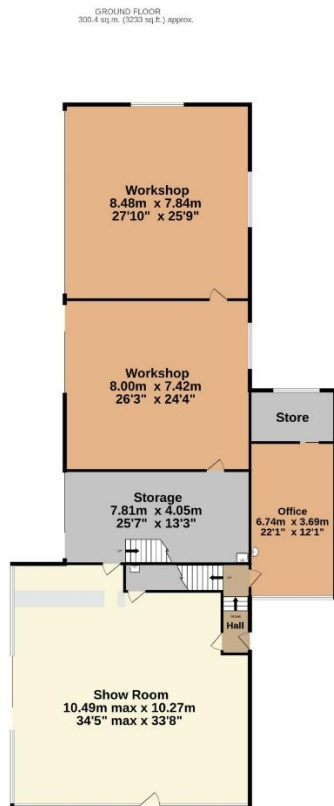
Local Authority – Basingstoke & Deane Borough Council

Council Tax Band – E

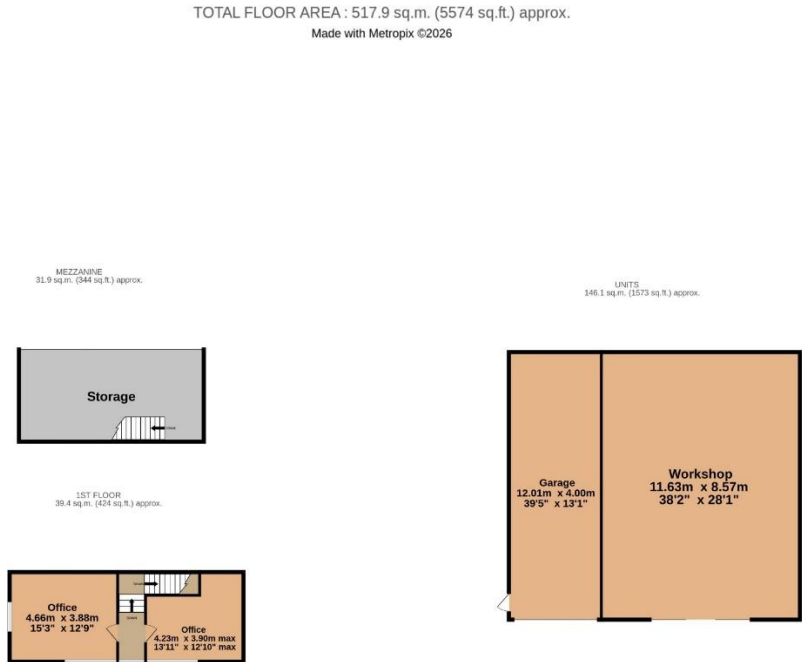
Energy Performance Rating - E47



Lot 2 Floorplan



Lot 3 Floorplan



Lot 2

This former fuel filling station and MOT testing centre measuring approximately 4,000 ft² benefits from a large showroom/retail area, ample storage rooms, offices and two large workshops, one with a mezzanine floor.

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

Lot 3

This modern box-clad barn measuring approximately 1,573 ft² benefits from concrete flooring and roller shutter doors, is currently arranged as two units.

There is a large area at the front for parking.



SIMMONS & SONS

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Murrays Bunaglow - Lotting

SCALE :
1 : 500

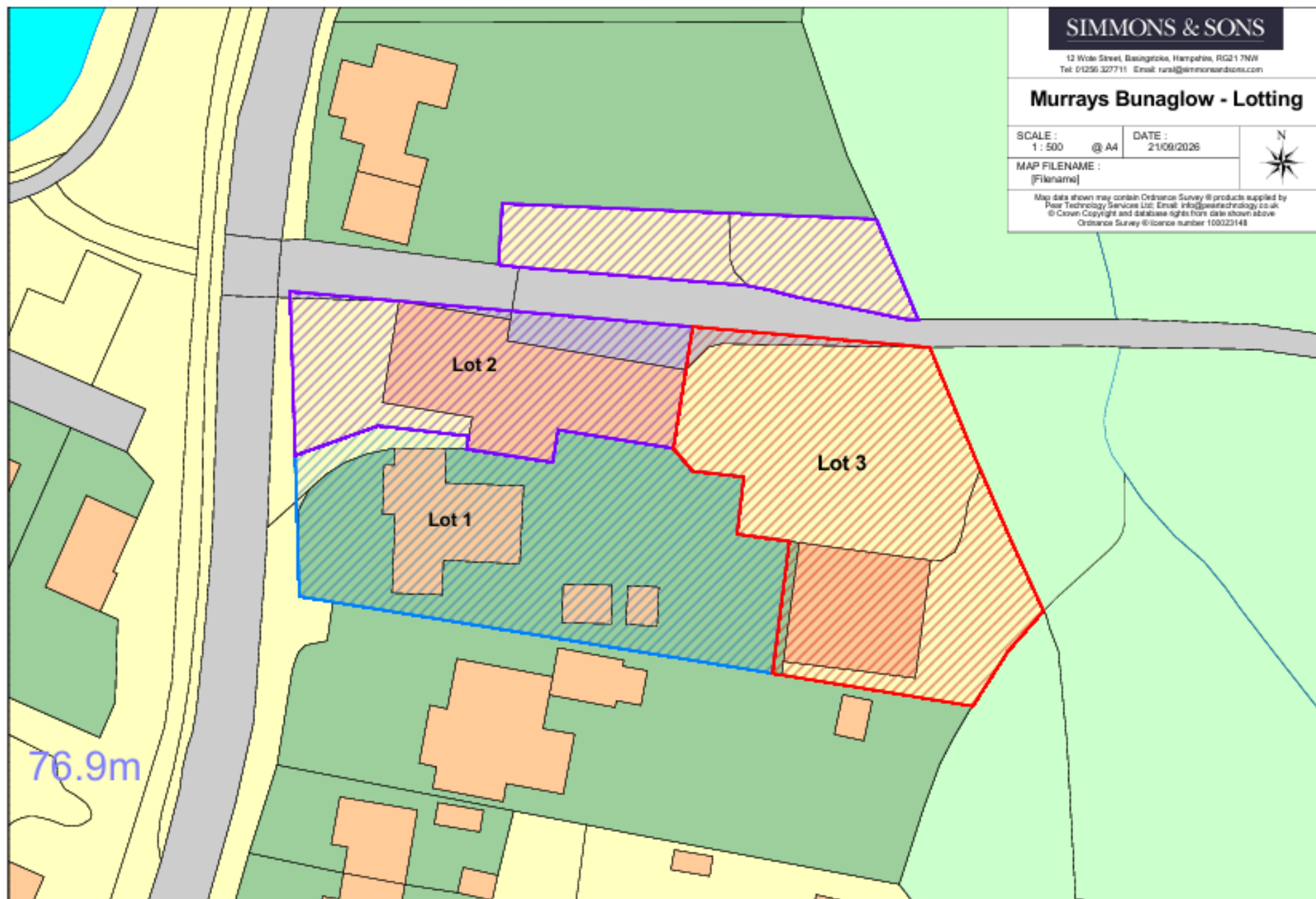
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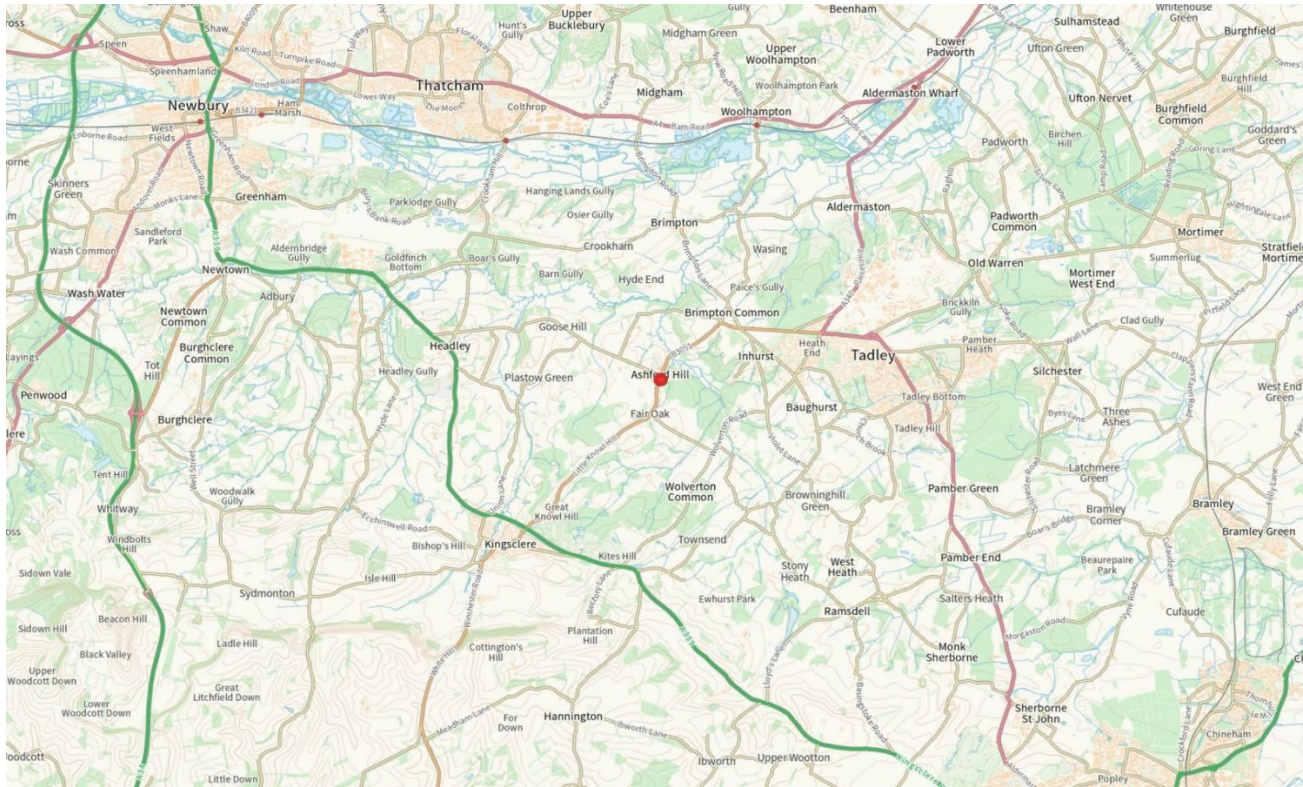
DATE :
21/09/2026

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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

Depending on the property split, there is currently 2 private water treatment systems, a mains water supply and 3 phase electricity supply on site, these do not supply all the buildings and would have to be agreed for any split of the site.

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

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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Rural

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