



Cricketts

Ashmore Green, Thatcham, RG18 9EZ

£500,000



DESCRIPTION

A 1950's detached family home set in large gardens adjoining open fields in the popular village of Ashmore Green which lies to the north of Newbury.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

The property is in need of some refurbishment and has excellent potential to extend subject to the necessary planning consents. The accommodation comprises:- entrance hallway, lounge, dining room, kitchen, breakfast room, utility room, downstairs cloakroom with shower. On the first floor there are three bedrooms and a family bathroom.

The property is accessed via a large driveway affording off road parking for several vehicles. There is access either side of the property to the rear and a large front garden with shrubs and lawn.

There is a lovely large mature garden to the rear which is mainly laid to lawn with mature shrubs and trees adjoining open fields which offers a degree of seclusion and privacy. Two garden sheds and large garage.

-  NO ONWARD CHAIN
-  Entrance hall
-  Lounge with bay window
-  Dining room
-  Breakfast room
-  Kitchen
-  Utility room
-  Shower room
-  Three bedrooms
-  Family bathroom
-  Garage
-  Large west facing garden
-  Driveway parking
-  Council tax band E

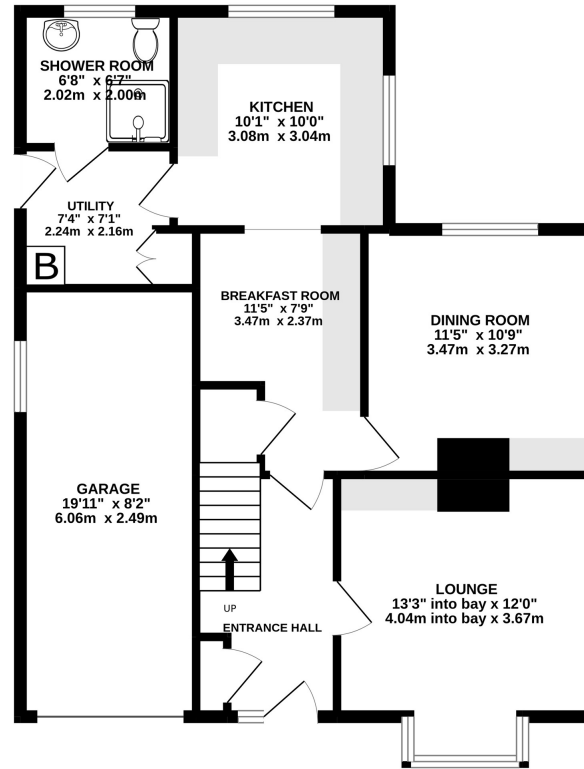
Directions

Proceed out of Newbury on the A4 and at the Garden centre roundabout turn left onto Tullway and continue for approx. 1 mile. Just before the Regency Park Hotel take the turning on the left signposted Ashmore Green. Continue into the village and the property will be found on the left at the foot of Ashmore Green Hill.

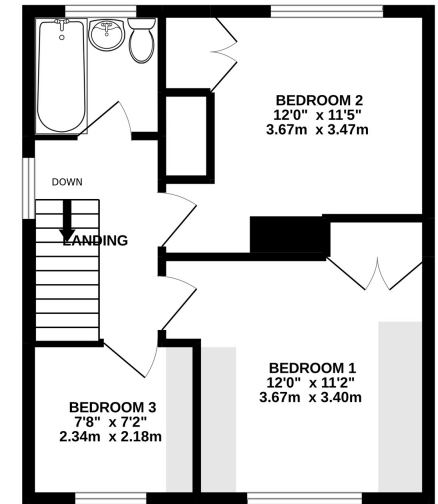
Local Information

Cold Ash is highly sought after village and civil parish in West Berkshire, centred 1 mile North of Thatcham and 2.5 miles North East of Newbury. The village has a range of amenities including a post office/village shop, two village pubs, the Castle Inn and the Spotted Dog, a village hall and a church. The village also has a recreation ground with two tennis courts and space for football and cricket. Cold Ash boasts excellent walks in the nearby countryside and has many bridal paths for people with equestrian interests. The nearby town of Thatcham, a thriving market town boasts a small high street with many shops, restaurants and public houses. There are further comprehensive facilities in Newbury and Reading, both of which are within an easy commute. Cold Ash is home to St. Mark's Church of England Primary School and Downe House School but there are plenty of other schools situated in and around Thatcham and Newbury, which, together with pre-school groups, cater for children and young adults from 4 to 18. In terms of communications, Thatcham and Newbury have a mainline railway station with connections to Reading and London Paddington. Junction 13 of the M4 is approximately 5 miles from Cold Ash, providing access into London (East) and Wales (West). The A34 and A339 can also be accessed from junction 13, providing easy access to Basingstoke (South/East), Winchester (South) and Oxford (North).

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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