

FOR SALE
£675,000



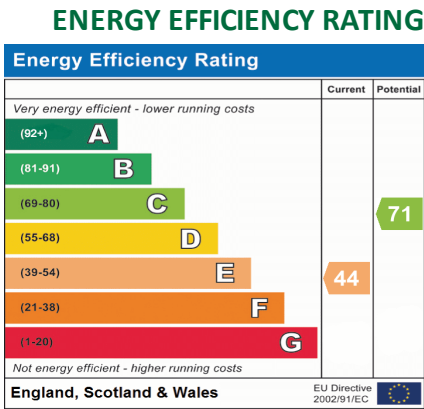
Drove Lane, Cold Ash

DESCRIPTION

Nestled in a sought-after, tucked-away position down a private road in the desirable village of Cold Ash, this spacious 3/4 bedroom detached bungalow offers a rare opportunity to acquire a versatile home with enormous potential. Cold Ash, situated just north of Newbury, is renowned for its strong community spirit, boasting a village hall, post office, and excellent school catchments including St. Mark's and St. Finian's Primary Schools, and The Downs School in Compton, which holds an excellent Ofsted reputation.

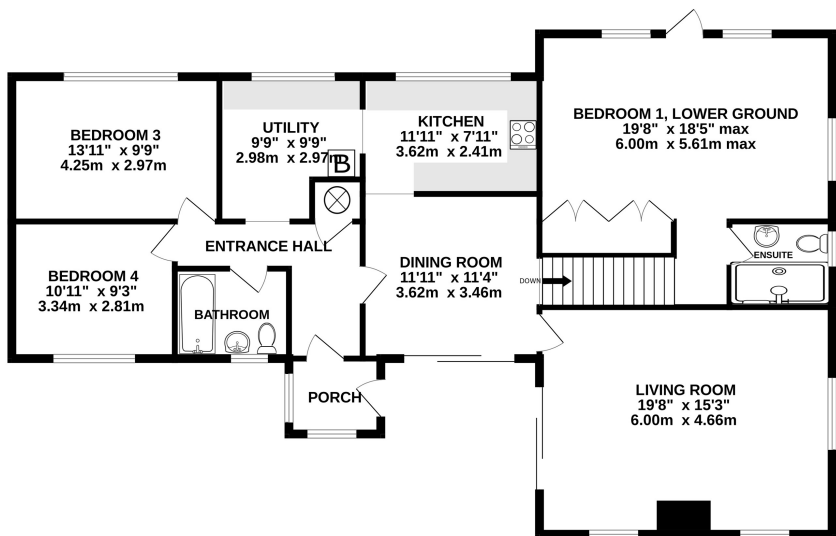
The property occupies a secluded plot and, while in need of refurbishment, provides tremendous scope for extension or reconfiguration (subject to the necessary planning consents). The existing layout offers flexible accommodation comprising: an entrance porch opening to a central hallway, a utility room, fitted kitchen, two well-proportioned bedrooms, and a family bathroom. A reception room leads into a substantial lounge featuring a vaulted ceiling, exposed brick fireplace, and a wood-burning stove — the heart of the home. Stairs ascend to an additional reception area with vaulted ceiling, Velux windows, and a glass partition, offering ideal space for a study, studio, or additional living area. A further bedroom and shower room are accessed via a separate staircase, making this area perfect for guest accommodation or a private suite.

Outside, the property enjoys a generous and mature rear garden, beautifully stocked with a variety of shrubs, flowers, and plants. A lawn and patio area provide the perfect setting for outdoor entertaining and alfresco dining. A driveway leads to a detached single garage, offering ample parking and storage. This is a superb opportunity for those looking to create a bespoke home in a prestigious and peaceful village setting.

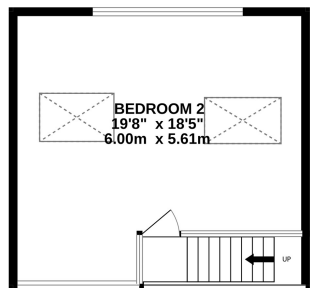




GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



OUTBUILDING
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 1880 sq.ft. (174.7 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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- ✱ NO ONWARD CHAIN
- ✱ Ground floor accommodation:-
- ✱ Entrance porch
- ✱ Large triple aspect living room
- ✱ Dining room
- ✱ Kitchen
- ✱ Utility room
- ✱ Two double bedrooms
- ✱ Bathroom
- ✱ Lower ground floor:-
- ✱ Large main bedroom with ensuite suite shower room
- ✱ First floor:-
- ✱ Guest bedroom
- ✱ Garage and driveway parking



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