



HIGH VIEW

DROVE LANE COLD ASH THATCHAM RG18 9NL

A substantial, detached, three double bedroom bungalow situated within an area of outstanding natural beauty in Cold Ash offering views of the countryside, garage and potential to extend!

As you enter the property, the 24ft living room is to your left. This room features floor to ceiling windows, flooding the room with natural light, all whilst admiring the local countryside. There is a log burner surrounded by exposed brick and doors leading into the dining room. Here you have a fantastic hosting space with doors leading to the rear garden. The kitchen is of a generous size and offers neutral cupboards with a white top. There is also a further access point for the rear garden.

There are three double bedrooms. Bedroom one and two are particularly generous. The master bedroom benefits from both built in storage and en-suite WC. The family bathroom has a large walk-in shower and a separate corner bath.

To the rear is a private, south facing garden which is mainly laid to lawn. There is a bonus second garden which is equally private to the front of the property, enjoying the evening sun.

The property offers a large gravel driveway for several vehicles, as well as a single garage.



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AT A GLANCE

- Living Room
- Dining Room
- Kitchen
- Family Bathroom
- Three Double Bedrooms
- Incredible Countryside Views

UTILITIES

The property operates on oil fired central heating and a cesspit. There is gas in the road for a buyer to make their own investigations, should they wish to connect. There is Ultrafast Broadband available in the area. Some mobile signal may vary so please check with your provider.

EPC -E
West Berkshire Council Tax Band - F

DIRECTIONS

What3words///reframe.online.clincher

Please do NOT use the postcode to locate the property.

Drove Lane, Cold Ash, Thatcham, RG18

Approximate Area = 1195 sq ft / 111 sq m
Garage = 211 sq ft / 19.6 sq m
Total = 1406 sq ft / 130.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Winkworth. REF: 1266249

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See things differently.