



ATHERTON

Guide Price £525,000

Carter Jonas

ATHERTON COLD ASH HILL COLD ASH RG18 9PH

– Newbury town and mainline station 4 miles
– M4 (J13) 3 miles

Entrance hall · cloakroom · living room · dining room · kitchen · utility room · garden room with bi fold doors onto the garden · 3 double bedrooms to first floor · family bathroom · additional top floor 4th bedroom · parking · private rear garden · double fronted period cottage with a wealth of charm · Energy Rating D

SITUATION

Cold Ash is a well-regarded village north-east of Newbury. Much of the surrounding countryside is wooded which provides attractive walks. Communications from here are very good, both by road and rail. The A4, A34 and M4 are all easily accessible and the mainline rail service into London (Paddington) can be picked up either in Newbury or at Thatcham. The village with pub, post office and church, is also well served for schools with a popular primary school in the village, and easy access to well respected secondary schools and prep and senior independent schools.

DESCRIPTION

Atherton is a very spacious semi-detached cottage with impressive accommodation. To the ground floor there is a long entrance hall, comfortable living room, separate dining room, a useful utility room, ground floor cloakroom and a well fitted kitchen/breakfast room. A useful garden room provides extra accommodation with bi fold doors and pleasant views over the garden. On the first floor there are three double bedrooms and a family bathroom with a staircase up to an additional and very charming double bedroom on the top floor. The property benefits from plenty of character with exposed timbers and cast iron fireplaces.

A CHARMING AND WELL PRESENTED FAMILY SIZED FOUR-BEDROOM COTTAGE LOCATED IN THE CENTRE OF COLD ASH AND BENEFITING FROM GENEROUS LIVING SPACE, PARKING, PRIVATE GARDEN AND LOTS OF CHARACTER.



OUTSIDE

There is parking to the front of the house and a good sized private garden at the rear. A rare family sized village home.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected, gas central heating

Local Authority: West Berkshire Council - 01635 551111

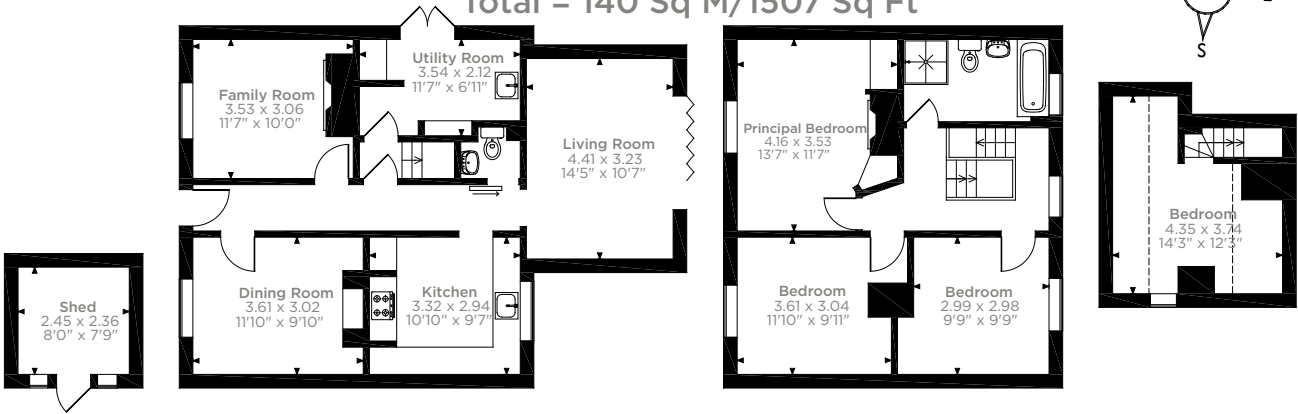
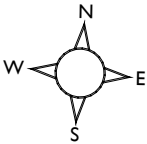
Council Tax: Band E

Viewing: By prior appointment through the Newbury office
01635 263010

Directions: Please use postcode RG18 9PH



Atherton, Cold Ash Hill, Cold Ash, Thatcham
Approximate Gross Internal Area
Main House = 134 Sq M/1442 Sq Ft
Outbuilding = 6 Sq M/65 Sq Ft
Total = 140 Sq M/1507 Sq Ft



Outbuilding

Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK



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