

HILLIER & WILSON



Walnut Tree  
Cottage  
Cold Ash Hill  
Cold Ash





## Cold Ash Hill Cold Ash Berkshire RG18 9PW

A beautifully presented three bedroom detached family cottage located in the sought after village of Cold Ash. The property has been extended by the current owners creating spacious living accommodation, whilst other benefits include gas central heating, double glazing and private front drive offering ample off road parking and garage. The ground floor comprises entrance hall, office/family room, sitting room with log burner, utility area and a modern kitchen/breakfast room with double doors onto the garden; whilst upstairs there is a master bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Externally, there is an enclosed private rear garden with mature plant/hedge surrounds, a patio seating area and vegetable patch to the side, whilst to the front, there is a sizeable lawn area which is again, enclosed and private and surrounded by trees and hedges, as well as ample off road parking via driveway and a garage with roof storage. Cold Ash is conveniently located just a mile from Thatcham which has a mainline railway station providing regular direct links to London Paddington taking less than an hour and also has two public houses and a village shop.

### Services:

Mains services are connected.

### EPC: Rating D

Full results of Energy Performance Certificate can be sent on request.

### Council Tax:

Band E

### Viewing:

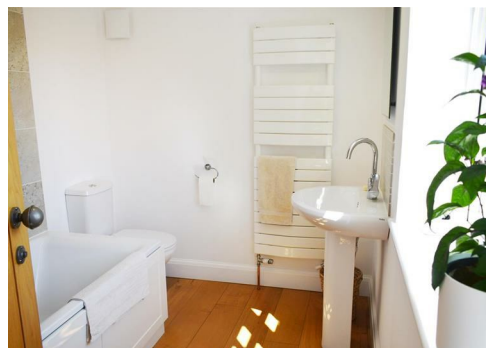
Strictly by confirmed appointment with  
**Hillier & Wilson**  
01635 522044

### Directions

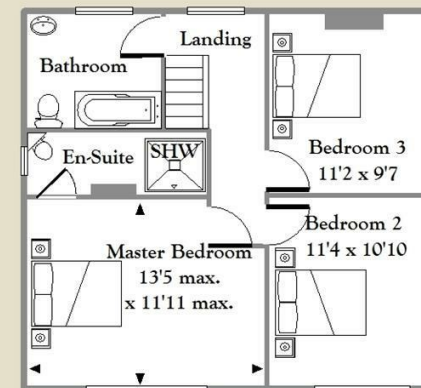
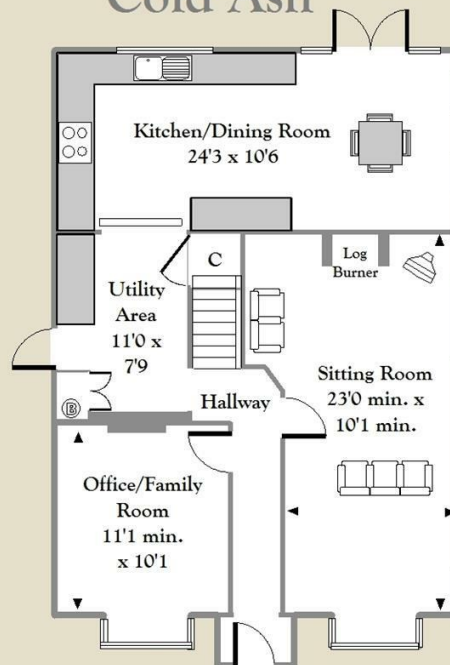
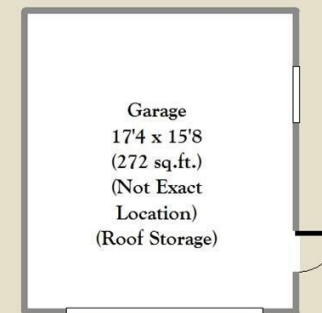
From the Robin Hood roundabout proceed along the A4 signposted Reading and Thatcham. Continue until you reach the roundabout, take the second exit left onto Tull Way. At the next roundabout turn left, also left at the following roundabout, up Cold Ash Hill. On passing the village shop the property is approximately 100 yards up on the right-hand side.







# Walnut Tree Cottage Cold Ash Hill Cold Ash



APPROX. GROSS INTERNAL FLOOR AREA: 1439 sq ft (Excluding Garage)  
For identification only - Not to scale - Hillier & Wilson LTD.

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE  
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.



