

HILLIER & WILSON

Gladstone Lane
Cold Ash Hill

Gladstone Lane Cold Ash Hill Berkshire RG18 9PR

A spacious four bedroom detached family house with a plot approaching a third of an acre in size, located in the sought-after village of Cold Ash. The property benefits from uPVC double glazing, oil-fired central heating, driveway parking and south-westerly facing rear garden. The ground floor comprises entrance hall, cloakroom, sitting room with French doors to the garden, open plan kitchen/dining room, utility room and study. Upstairs there is a master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally the property has a large gravel driveway to the front of the house, a double garage and to the rear, a good-sized, mature garden with patio area, split-level lawn and timber home office with power and light. Cold Ash is a popular village, conveniently located just a mile north of Thatcham and also a short drive from the market town of Newbury. Thatcham mainline railway station provides regular direct links to London, Paddington taking less than an hour.

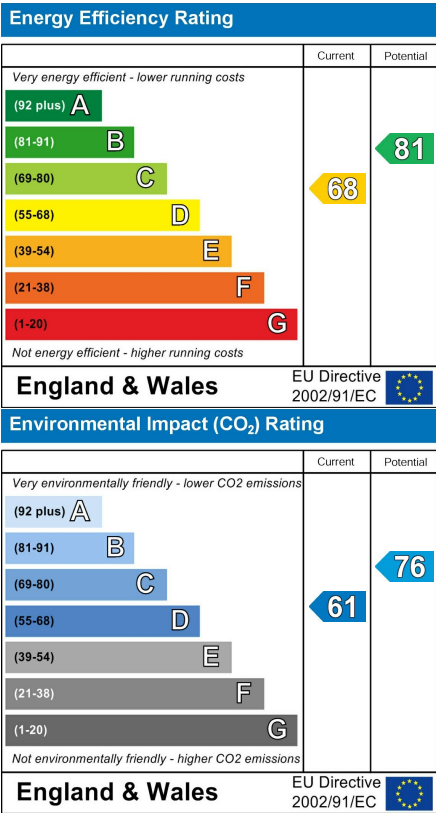
Services:
Mains services are connected.
(Except Gas)

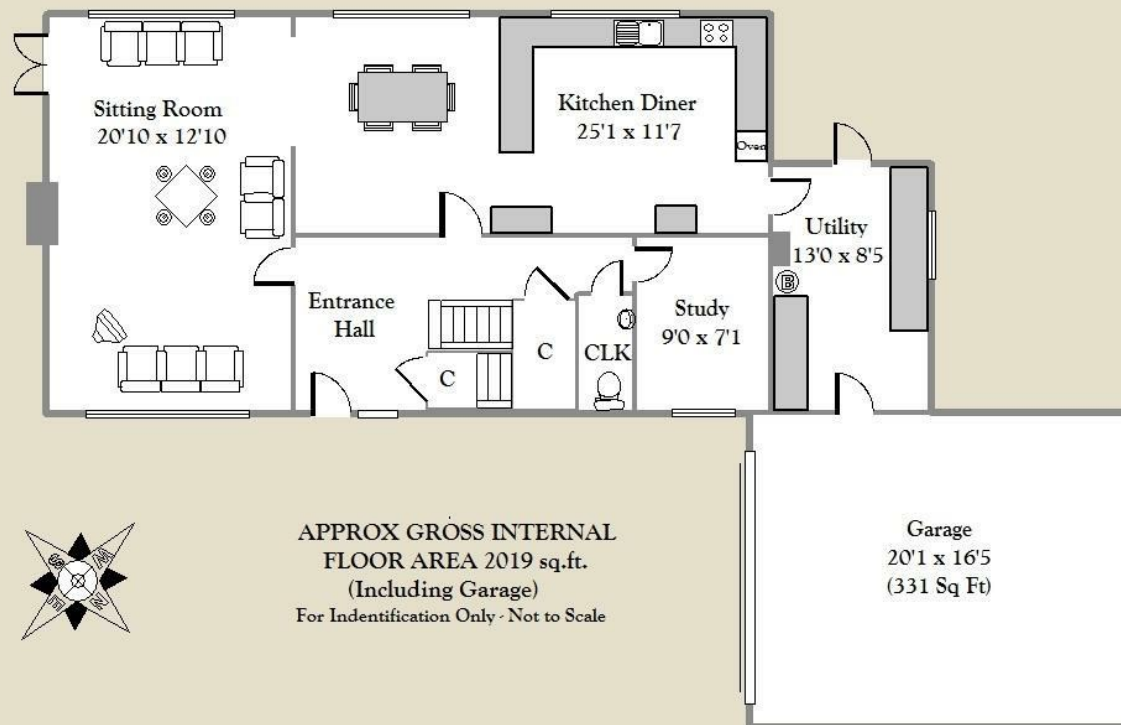
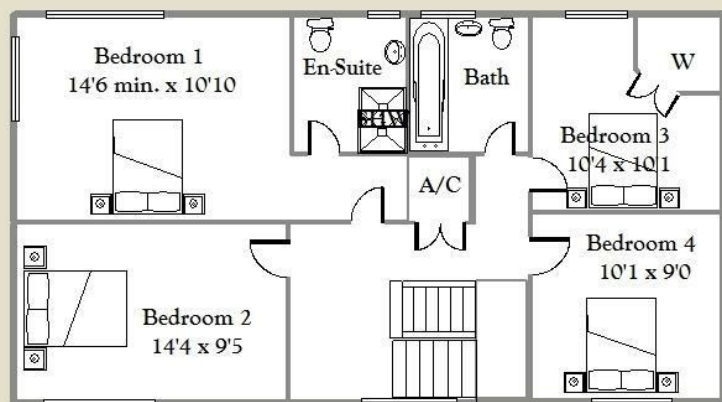
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band F

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 Wyevale Garden Centre 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 and post office on the right hand side, at the bend in the road turn right into Gladstone Lane and the property is the first on your right.





Gladstone Lane Cold Ash



APPROX GROSS INTERNAL
FLOOR AREA 2019 sq.ft.
(Including Garage)
For Identification Only - Not to Scale



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.

