

Price £695,000



Amberley Cold Ash Hill, Cold Ash
Berkshire RG18 9PA



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Immaculately presented and finished to a very high standard throughout is this four bedroom detached bungalow with superb views across open countryside. The property has been virtually rebuilt by the current owners with high quality fixtures and fittings and includes fully ducted air conditioning throughout. The accommodation consists of spacious entrance hall, sitting room with lovely views, large open plan kitchen/dining room, study, master bedroom with ensuite, two further double bedrooms, fourth bedroom, and family bathroom. Benefits include upvc double glazing, gas-fired central heating, air conditioning, and small garage for storage.

LOCATION

The desirable village of Cold Ash is located to the north-east of Newbury and offers a local shop, two pubs, plenty of country walks, community centre and local schools. The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington and the West Country, and excellent access to the M4/A34 junction.

ACCOMMODATION

Through front door to very generous entrance hall. Off the entrance hall are all principal rooms. First on the right is the beautifully spacious sitting room with floor to ceiling dual sliding doors allowing stunning views of the garden and rolling fields beyond. Next is a door to the fantastic and contemporary open plan kitchen/dining room, again with full floor to ceiling French doors opening out onto the patio with wonderful views over the garden and fields. The kitchen has high spec fixtures and fittings with granite counter-tops. The central island incorporates wine, fridge and power. There is a further window and door through to the rear of the property. Off the hall are the fourth and third bedrooms with built-in wardrobes. Bedroom two is to the front of the property with several built-in wardrobes. The master bedroom is also to the front of the bungalow, again with several built-in wardrobes and en-suite shower room. The family bathroom completes the accommodation. Through the rear door from the kitchen is a sun terrace which is very private with pathway leading to the rear of the property. Finally, there are French doors leading into the study with built-in fridge/freezer.

OUTSIDE

Rear garden

The patio has been extensively improved to include a barbeque area, water feature, built-in seating, raised beds and patio eating area. The garden is laid predominantly to lawn with mature shrubs and hedges to the borders. There is a well maintained hedge at the end of the garden over which the wonderful countryside views can be seen.

Front of property & garage

There is parking for several vehicles. The garage has been converted into a storage room with door to side.

SERVICES

Gas, electricity, mains drainage and water are connected. The property is in Band E. Current charge for 2019-2020 is: £2,203.17. Telephone West Berkshire Council on: 01635 519520.

DIRECTIONS

From Downer & Co.'s offices in Cheap Street continue northbound on the A339. At the Robin Hood roundabout follow signs on the A4 towards Thatcham. After passing the Community Hospital on your left, at the next roundabout by the Wyevale Garden Centre, take the second exit onto Tull Way. At the next roundabout take the first exit onto Heath Lane, then first exit again at the next roundabout onto Cold Ash Hill. On entering Cold Ash, Amberley can be found on the right hand side after approximately 300 yards.

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only to the finished product. Due to the time at which this document was produced, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

VIEWINGS

Strictly by prior appointment through Downer & Co.'s Newbury office on: 01635 523777.



Energy Performance Certificate

HM Government

Amberley, Cold Ash Hill, Cold Ash, THATCHAM, RG18 9PA

Dwelling type: Detached bungalow

Reference number: 8095-6343-2029-5127-1943

Date of assessment: 24 November 2014

Type of assessment: RdSAP, existing dwelling

Date of certificate: 25 November 2014

Total floor area: 146 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,721

Over 3 years you could save

£ 189

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 462 over 3 years	£ 231 over 3 years	
Heating	£ 1,929 over 3 years	£ 1,971 over 3 years	
Hot Water	£ 330 over 3 years	£ 330 over 3 years	
Totals	£ 2,721	£ 2,532	You could save £ 189 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
74	83

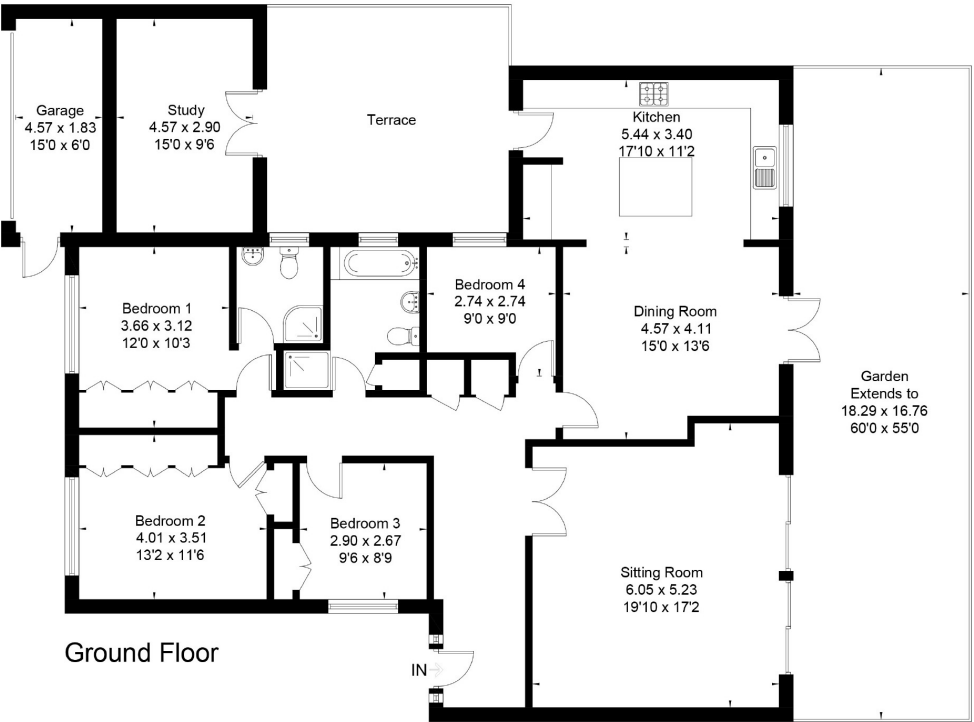
The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£150	£ 188
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 775

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Approximate Floor Area = 169.5 sq m / 1825 sq ft (Including Garage)



Ground Floor

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