



DOWNER & CO

TRUSTED SINCE 1988

Pound Cottage, Cold Ash Hill, Cold Ash RG18 9PA
Price: £650,000

Features.



Description.

NO ONWARD CHAIN

The current owners have maintained the home to an exceptional standard throughout. The well-proportioned accommodation comprises an entrance hall, a spacious dual-aspect L-shaped living room featuring a fitted wood-burning stove, an open-plan kitchen/dining room, and a large conservatory overlooking the garden. Completing the ground floor is a rear lobby and a convenient downstairs WC. Upstairs, the impressive principal bedroom suite benefits from a dressing area and a stylish en-suite shower room with twin wash basins. There are two further bedrooms and a contemporary family shower room. Externally, the property enjoys a private and well-sized rear garden that backs directly onto open fields, creating a wonderful sense of space and providing far-reaching rural views. An outbuilding, currently utilised as a utility room, offers excellent potential as a home office, studio, or hobby room. To the front, a generous driveway provides off-road parking for several vehicles. This is a rare opportunity to purchase a superb detached home in a highly desirable village location, combining excellent family accommodation with beautiful countryside surroundings.



Location.

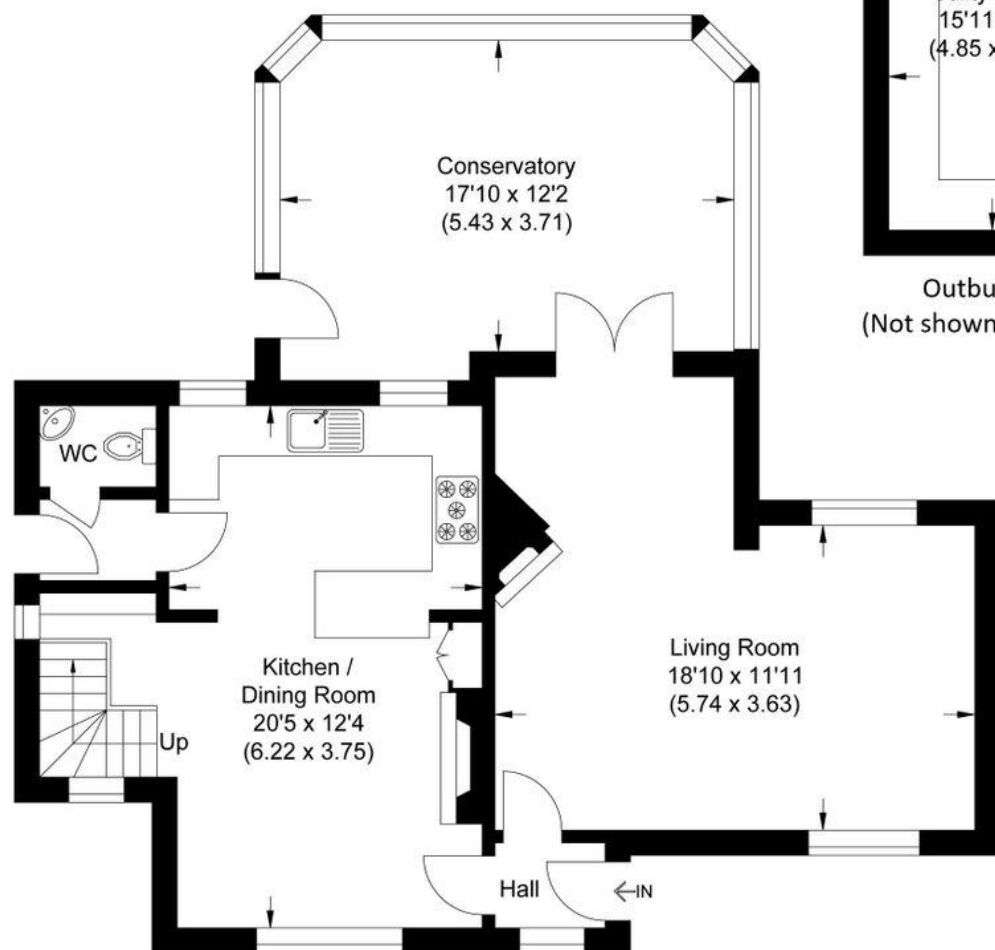
A beautifully presented and substantial three bedroom detached family home, enjoying stunning views across neighbouring fields and offered to the market with **No Onward Chain**. Ideally situated at the foot of Cold Ash Hill, the property is within easy walking distance of local shops and the post office, two popular pubs, and the highly regarded St Mark's and St Finian's primary schools.

The very popular village of Cold Ash offers a local shop, primary schools and two pubs, a large Village Green with pavilion and tennis courts. Cold Ash is in the catchment area for Trinity and The Downs Secondary School which has Outstanding OFSTED status of longstanding. The well renowned and private Down House school is within walking distance of the property.

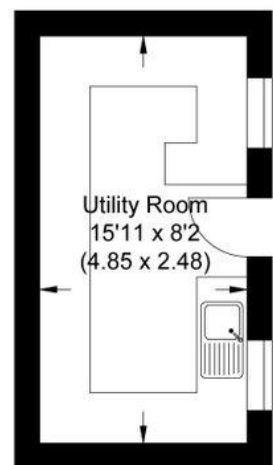
Nearest towns are Newbury and Thatcham, just a few miles away, where there are supermarkets, restaurants, cafes, shops, and mainline rail stations to Reading, London Paddington and the West country. The M4 and A34 a few miles away provide road links to Reading, Oxford and the South coast.





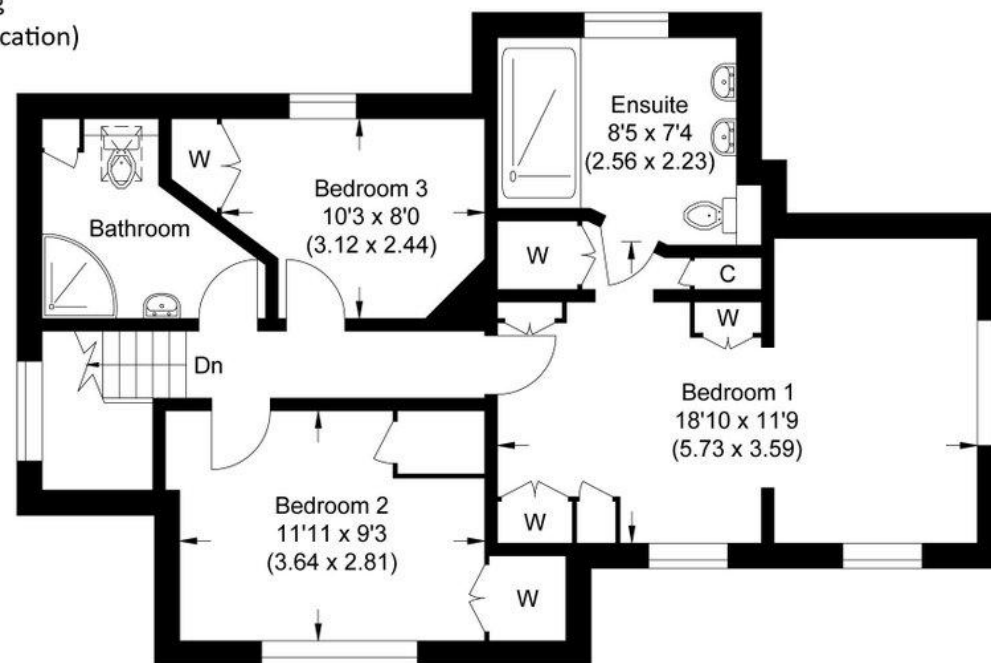


Ground Floor



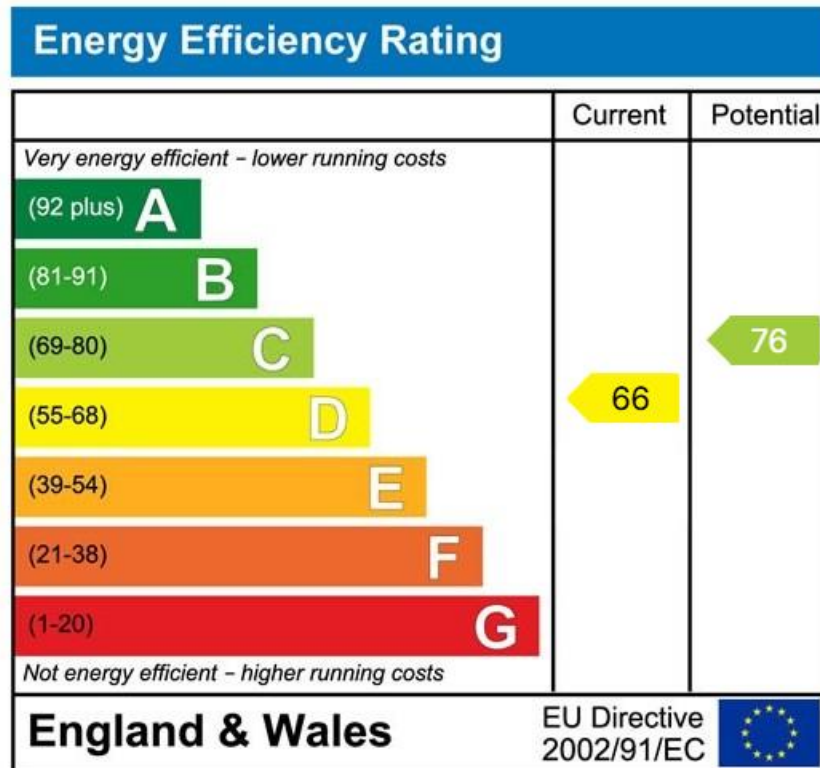
Outbuilding
(Not shown in location)

Approximate Gross Internal Area
140.49 sq m / 1512.22 sq ft
(Excludes Outbuilding)
Outbuilding Area 12.03 sq m / 129.48 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. 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.

EPC: D

COUNCIL TAX BAND: D
2026/2027: £2,454.41.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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