



**WESTWOOD**

Bucklebury Alley, Cold Ash

**Carter Jonas**



## **WESTWOOD BUCKLEBURY ALLEY COLD ASH RG18 9NN**

- Superb location within reach of Newbury and Thatcham mainline stations
- M4 (J13) 5 miles
- Reading 9 miles

Impressive kitchen/dining room · ground floor bathroom · sitting room with double doors to garden · spacious first floor bedroom · smart courtyard garden · private parking · Energy Rating E

### **SITUATION**

Cold Ash is a well-regarded village about 4 miles northeast 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**

Westwood is a unique and interesting terraced cottage in a superb location. The front door opens into the kitchen/dining room, with space for dining and an impressive larder style kitchen and access to a good quality shower room. The kitchen/dining room gives access to a staircase to the first floor and beyond into a comfortable sitting room with double doors giving access to the courtyard garden. Upstairs the feeling of light and space continues with generous double bedroom. This attractive Grade II Listed property benefits from many period features including exposed beams and timbers.

**A CHARMING AND CHARACTERFUL GRADE II LISTED ONE BEDROOM COTTAGE SET IN A SUPERB LOCATION SET ON A SOUGHT-AFTER LEAFY LANE AND BENEFITTING FROM PRETTY COURTYARD GARDEN AND PRIVATE PARKING. AVAILABLE CHAIN FREE.**





## OUTSIDE

To the front of the property there is an area for parking one car. The low maintenance courtyard style rear garden is a particular feature of the property giving all important private outside space all fully enclosed.

The property offers a rare opportunity to acquire an interesting and unique house equally well suited as a permanent home, rental investment or even an Airbnb.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, private drainage shared with the neighbour, electric central heating

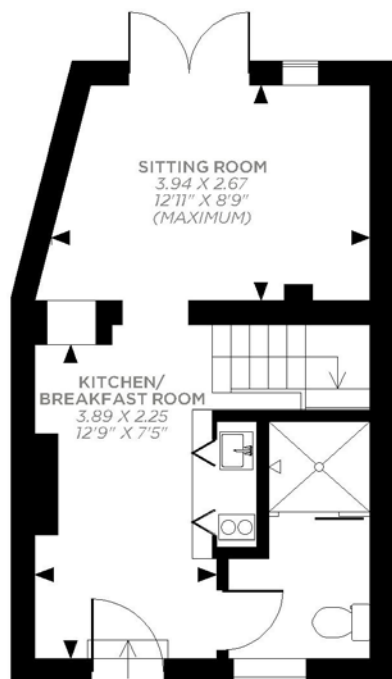
**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Currently exempt due to it being an Airbnb  
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG18 9NN

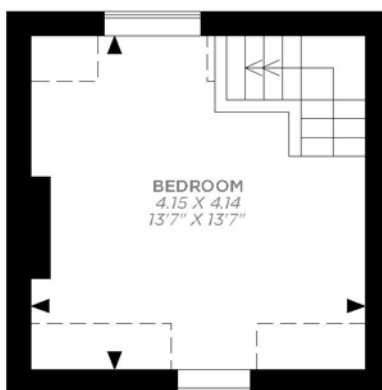
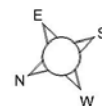






GROUND FLOOR

WESTWOOD, BUCKLEBURY ALLEY, COLD ASH  
 APPROXIMATE GROSS INTERNAL AREA  
 472 SQ FT / 44 SQ M  
 INCLUDING LIMITED USE AREA 23 SQ FT / 2 SQ M  
 TOTAL (INCLUDING LIMITED USE AREA)= 495 SQ FT / 46 SQ M



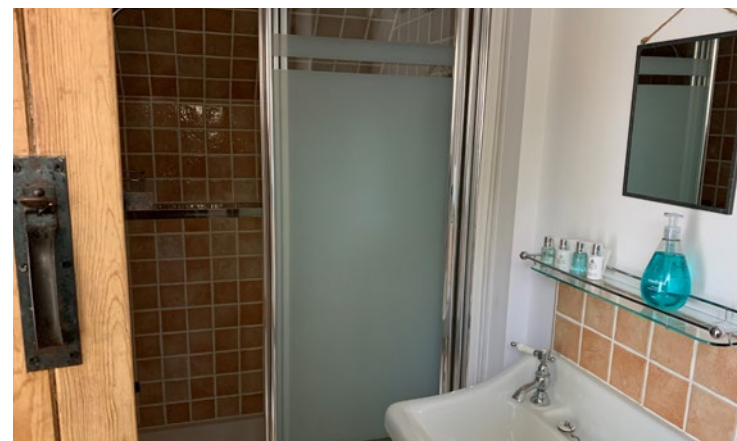
FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

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