



## PRIMROSE COTTAGE

SPRING LANE COLD ASH RG18 9PL

A two/ three bedroom detached house, quietly situated in a small lane within this popular village.

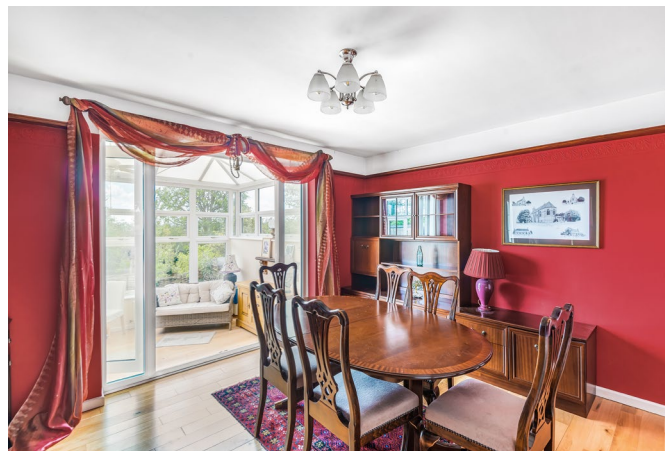
The house has views from the first floor across the Kennet Valley to the North Hampshire Downs and is only a short walk from the village shop and pubs.

The accommodation comprises, reception hall, kitchen, sitting room with open fire, dining room and a large conservatory. The ground floor is completed by a shower room.

On the first floor there are two double bedrooms, one with an ensuite bathroom and a further study/ bedroom three, off one of the bedrooms.

There is off road parking for three vehicles, a single garage and south facing garden.

No onward chain.



**Winkworth**

## AT A GLANCE

1505 Square Feet/ 139 square metres  
Two/ three bedrooms  
Two bath/shower rooms  
Sitting room with open fire  
Dining room  
Kitchen  
Conservatory  
Garage  
South facing garden  
Off road parking

## UTILITIES

Mains water, electricity, gas and drainage.  
West Berkshire Council Band D  
EPC C

## SITUATION

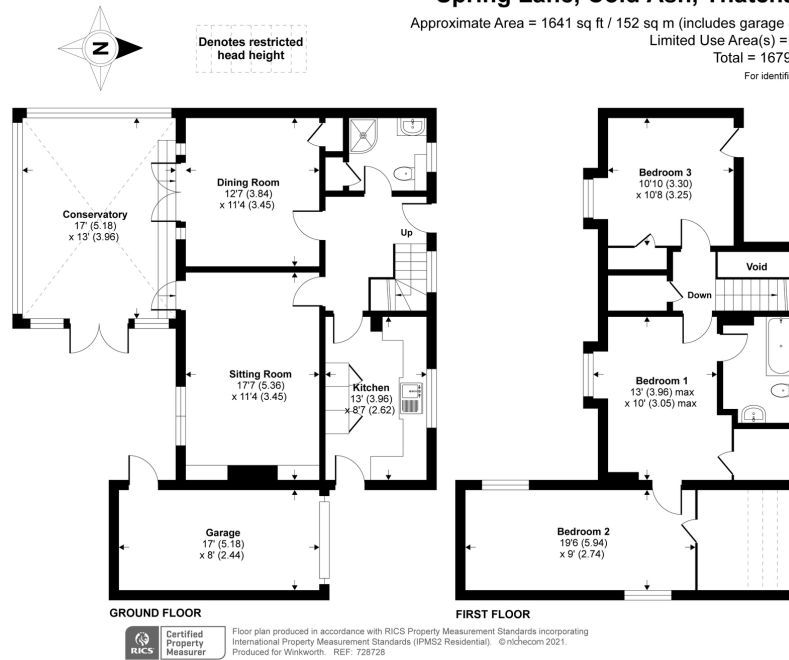
The property is situated in an unmade lane, within this popular village. It is within walking distance of the village shop, pubs and primary School.

## DIRECTIONS

For sat nav RG18 9PL.  
What Three Words: ///hiker.layover.passes

## Spring Lane, Cold Ash, Thatcham, RG18

Approximate Area = 1641 sq ft / 152 sq m (includes garage & excludes void)  
Limited Use Area(s) = 38 sq ft / 4 sq m  
Total = 1679 sq ft / 156 sq m  
For identification only - Not to scale



## Newbury Office

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# Winkworth

See things differently.