



WILLOW TREE COTTAGE STONEY LANE ASHMORE GREEN RG18 9HE



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A beautiful, characterful and spacious family home situated in a peaceful location with stunning views over surrounding farmland.

Willow Tree Cottage occupies an enviable position on the edge of Ashmore Green, close to Cold Ash, with its two pubs and shop, and only a short drive from both Newbury and Thatcham and their direct mainline connections to London. The property exudes charm, effortlessly combining cottage features with large, light and airy rooms.

The cottage has three reception rooms. Double oak doors from the large reception hall open into the lovely, dual-aspect lounge, with a deep bay window and french doors delivering lots of natural light and showcasing the wonderful south westerly views. A feature fireplace with a recently installed wood burning stove adorns this room making it a very cosy space in winter. On the other side of the hall is the country style kitchen, running the full width of the house and including an Aga and space for a good sized kitchen table. A door leads from the kitchen to a convenient, separate utility and access to the integrated single garage. A further substantial reception room, also accessed via double doors from the hall, is used by the current owners as a dining room but could equally serve as a separate snug. The ground floor is completed by a study that could easily be used as a fifth bedroom, if preferred, making use of the shower room also present on this level.

Upstairs there are four sizeable, double bedrooms. The very well appointed dual aspect master bedroom is a real highlight with a modern ensuite, walk-in wardrobe and wide windows looking out over the surrounding farmland. There is a further ensuite bedroom with the remaining two bedrooms served by a family bathroom complete with jacuzzi bath. All bedrooms have ample built in storage, subtly hidden behind beautiful oak doors.

Outside, the cottage gardens are a delight. The property is set back away from the lane, with an impressive entranceway, secured by electric gates, leading to the parking area via a long private gravel drive, flanked by areas of lawn that are bordered by mature shrubs and fruit trees. A winding brick path leads from the parking area past a large flower bed to the front door. There are two patio seating areas with the one to the rear, accessed through the French doors off the lounge, benefitting from the glorious views and a brick fireplace, ideal for socialising into the evening.

AT A GLANCE

2358 Square feet/ 219 Square metres (plus Garage)

Four double bedrooms

Four bath/ shower rooms

Sitting room with woodburner

Dining room

Study/Bedroom 5

Kitchen/ breakfast room with Aga

Utility

Single garage

EV Charging point

Long driveway

Pretty gardens

Beautiful views

Downs School Catchment

NO ONWARD CHAIN

UTILITIES

Mains water, electricity and drainage.

Oil fired central heating

West Berkshire Council Band F

EPC C

DIRECTIONS

For sat nav RG18 9HE.

What Three Words [/// amaze.triads.videos](https://www.what3words.com/)

SITUATION

The property is situated on the southern edge of Ashmore Green, itself a small village to the northeast of Newbury.

There is a village shop in nearby Cold Ash, along with a village pub and primary school.

The house is in catchment for both the Downs School at Compton and Trinity School in Newbury.

There are numerous country walks from the village and Bucklebury Common is a short drive away, perfect for dog walking.

There are train stations in Newbury and Thatcham, with fast trains into London Paddington and to the Elizabeth Line in Reading, making this a perfect house for commuting into the capital.



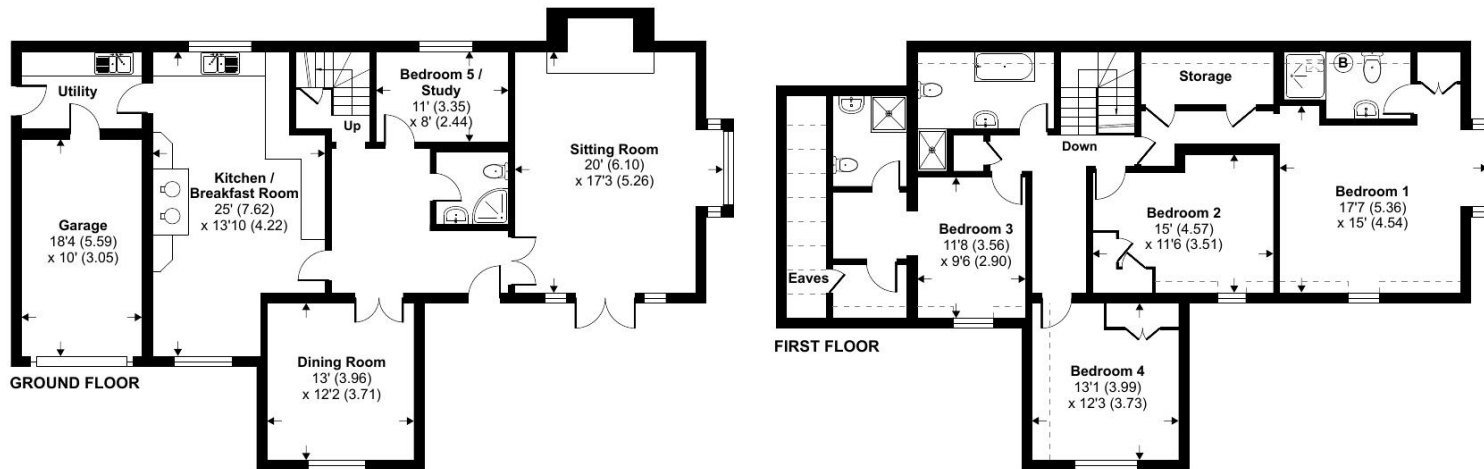
Willow Tree Cottage, Ashmore Green, Thatcham, RG18

Approximate Area = 2358 sq ft / 219 sq m
Limited Use Area(s) = 166 sq ft / 15.4 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 2704 sq ft / 251.1 sq m

For identification only - Not to scale



Denotes restricted head height



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See things differently.