





## **METCOMBE ASHAMPSTEAD READING RG8 8RT**

- Pangbourne on Thames and mainline station 4 miles / London Paddington in under an hour
- Reading 10 miles
- Newbury 9.5 miles
- M4 (J12) 6 miles

Entrance hall · cloakroom · sitting room · kitchen · dining room · conservatory · principal bedroom with en suite · second bedroom with WC · private driveway · garage · garden · modern solar panels assisting with heating the hot water · Energy Rating F

### **SITUATION**

Ashampstead is a favoured village north-east of Newbury and 4 miles from Streatley in the Pang Valley. It is surrounded by beautiful West Berkshire open countryside, much of which is owned by the Yattendon Estate, yet is easy to commute from, since it is only 7 miles from the A34 at East Ilsley for access to Oxford and the north, and 9.5 miles to junction 13 Chieveley of the M4 motorway for access to London, Bristol or the south.

### **DESCRIPTION**

This charming detached house offers bright and airy accommodation with a covered porch and front door into an entrance hall with a cloakroom to the right hand side. To the left there is access to a comfortable sitting room which in turn leads to a dining room at the rear of the property followed by a good quality brick based conservatory with double doors giving access and views onto the private well-tended garden. The ground floor accommodation is completed by a sizeable kitchen with cupboard and larder space and built in units.

**AN ATTRACTIVE DOUBLE-FRONTED DETACHED HOUSE WITH AN IMPRESSIVE LOCATION OVERLOOKING A GREEN IN THIS HIGHLY SOUGHT AFTER VILLAGE. THE PROPERTY BENEFITS FROM PLEASANT SPACIOUS ACCOMMODATION, PRIVATE DRIVEWAY, GARAGE AND WELL-TENDED PRIVATE GARDEN. AVAILABLE CHAIN FREE.**





Upstairs there are 2 bedrooms including a principal bedroom with generous wardrobe space and access to the loft via an impressive electric opening and ladder system, this bedroom also provides an en suite bathroom, the second bedroom is equally as generous and benefits from a separate WC.

## OUTSIDE

The location here is of particular interest with the house locating centrally within the village and overlooking a pleasant Green. There is a front garden with a range of shrubs, plants and evergreens and also a block paved driveway giving access to a long tandem garage. Side access is into the right hand side leading to the rear garden which is mainly laid to gravel and well-tended with a hedged central planting area and shrubbed borders. At the rear there is a brick patio protected by a high wall at the rear.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, drainage and electricity, Stanley oil fired range

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

**Council Tax:** Band E

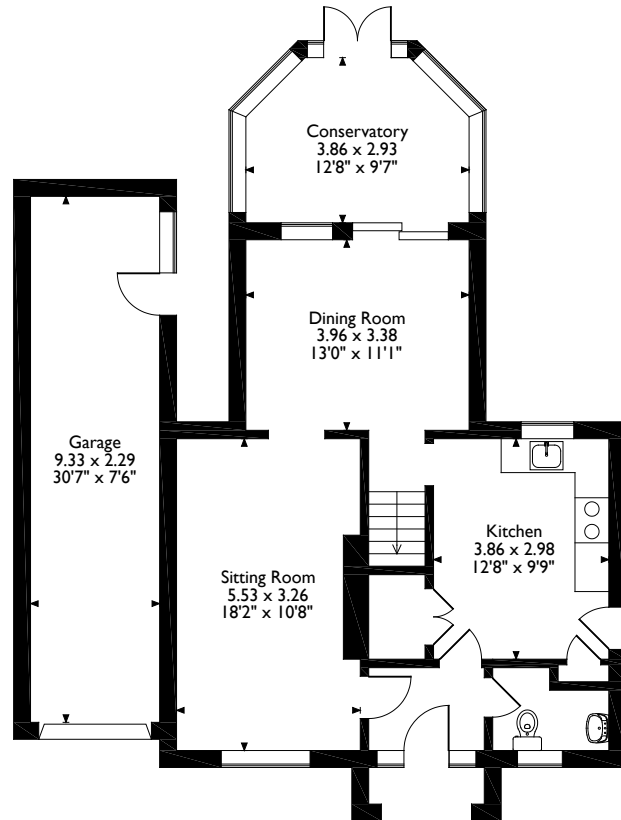
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG8 8RT

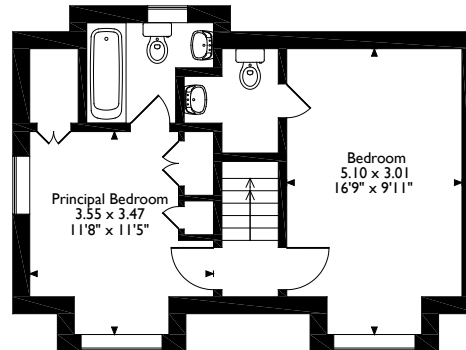




Metcombe, Ashampstead, Reading  
 Approximate Gross Internal Area  
 Main House = 105 Sq M/1130 Sq Ft  
 Garage = 21 Sq M/226 Sq Ft  
 Total = 126 Sq M/1356 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E		
21-38	F	31   F	
1-20	G		

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