



1 Sewell Close Cold Ash Berkshire RG18 9JR

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Price Guide £850,000 Freehold

A stunning and well-designed property that has been extensively enlarged to create a generously proportioned six-bedroom family home. This property has been in the same ownership from new and dates back to 1970 after being built on the site of the Cold Ash Children's Hospital. Set on a prime residential cul de sac within this popular and much sought-after village. The property requires updating and is being offered with No On-Going Chain.

The property is approached over a sweeping corner plot garden alongside the detached double garage. On the ground floor, moving away from the grand Entrance Hall and Galleried Landing above, the three principal rooms can be found which benefit from views over the private side and rear gardens. Boasting an 18' Kitchen/Breakfast Room plus a Utility / Boot Room. There is a ground floor Bedroom and two Shower Rooms.

Upstairs, there are five bedrooms, one family bathroom plus an En Suite Shower Room.

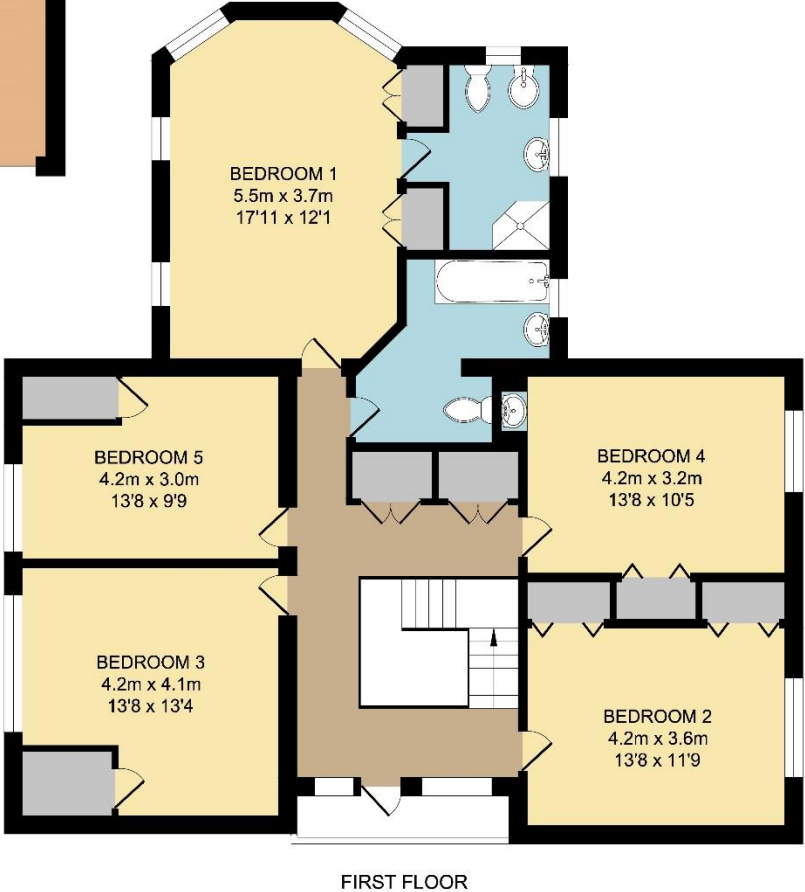
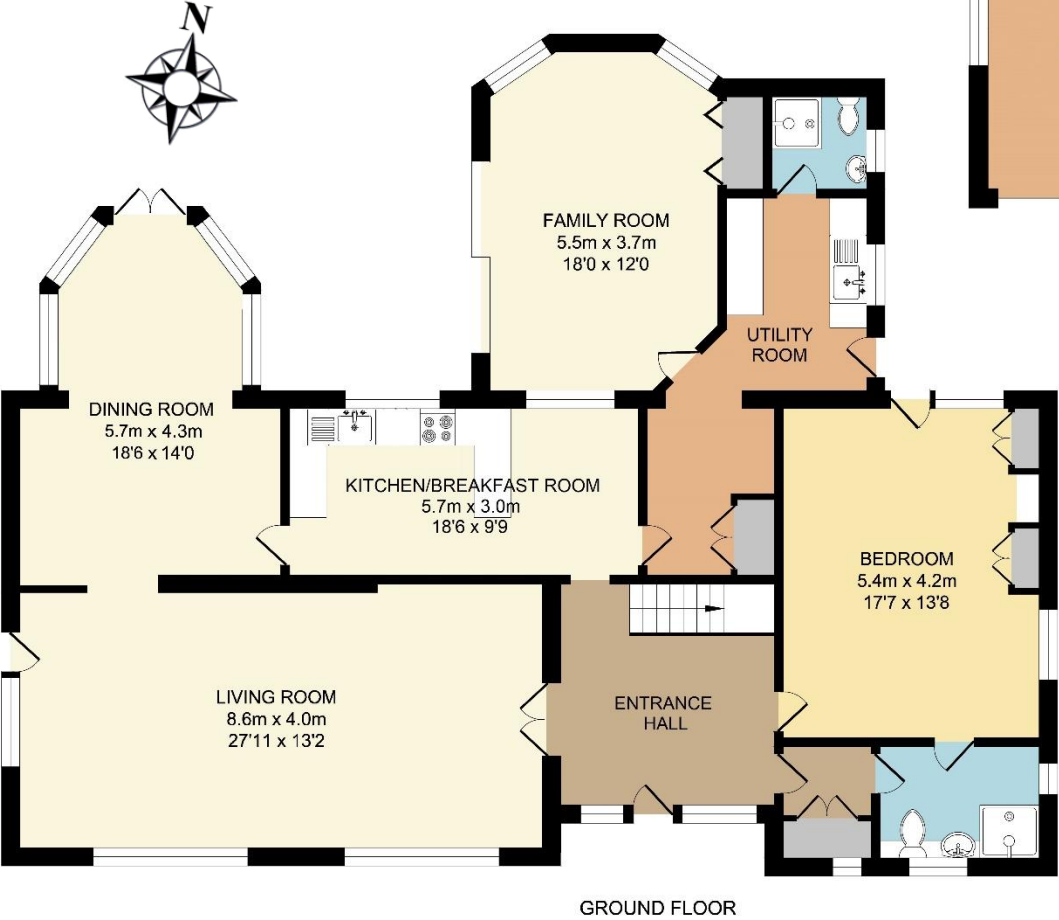
Outside, the Gardens surround the property on three sides laid mainly to lawn with numerous trees and shrub borders. There are useful outside storage cupboards to the rear of the Garage including a WC.



Council Tax Band: G £3126.47 pa
Nearest Bus stop: Hermitage Road 0.3 km
Nearest Train station Thatcham 4.5 km Newbury 5.4 km

TOTAL APPROX. FLOOR AREA 312.0 SQ.M. (3466 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.halletts-estateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	68 d	
39-54	E		



NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

