



Bay Cottage, Cold Ash, Berkshire





# A charming period property with a delightful garden.

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Bay Cottage is a property of enormous character and charm; it is Grade II listed and is believed to date from the 18th century with later additions. There are many original features, including exposed beams and timbers.

The rustic kitchen/breakfast room has an Aga and pantry and leads into a dining room with a tiled floor and an inglenook fireplace. The attractive sitting room has French windows leading to a sheltered brick terrace.

There are three bedrooms and a bathroom, with a further bedroom and bathroom on the ground floor.

The delightful, 0.29-acre south-facing gardens are incredibly private and are a major feature of the property. Several secluded terraces are ideal for outdoor entertaining, and three ponds. There is a greenhouse, shed, brick garden store, summer house and playhouse. There are various lawned areas and various wonderful trees, including blue cedar, bay and ginkgo.

There is parking for two cars and garaging for two cars (end on end).





## Situation

Bay Cottage is a pretty period property located in the desirable village of Cold Ash. This popular village has many facilities, including a shop/post office, two public houses, two primary schools, and Downe House school. Many other popular state and independent schools are in the area, including Brockhurst & Marlston House, Bradfield College, Elstree and St Gabriels.

There are tennis, cricket and football clubs, a village green, playground, village hall and church nearby. More comprehensive shopping and recreational facilities can be found in nearby Newbury.

Communications are excellent, with mainline trains from Thatcham and Newbury to London Paddington taking about 50 minutes.







## Property information

Services: Mains water, drainage, electricity & gas central heating.

Available freehold

Local Authority: West Berkshire Council

Council tax band: E

Post code: RG18 9PS

what3words:///hiding.weary.item

## Distances

Newbury 4.5 miles (London Paddington from 50 minutes),

Hungerford 13 miles, M4 J.13 5 miles, Reading 15.5 miles. Distances and times approximate.

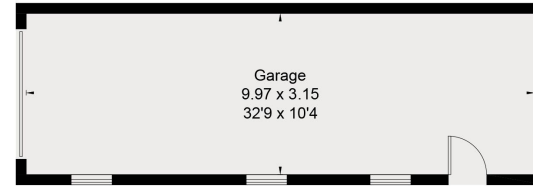




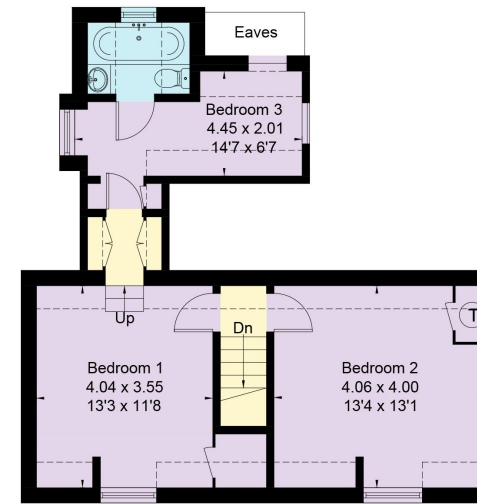
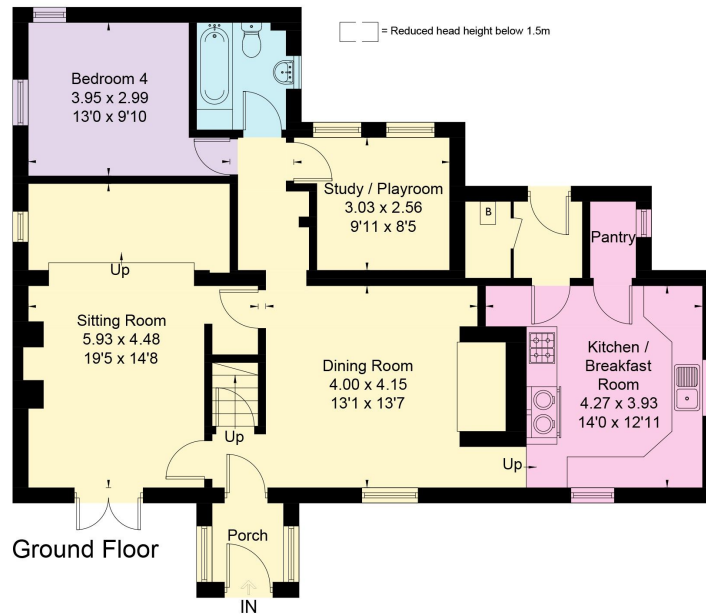




Approximate Area = 145.1 sq m / 1562 sq ft  
 Garage = 31.3 sq m / 337 sq ft  
 Total = 176.4 sq m / 1899 sq ft  
 Including Limited Use Area (11.7 sq m / 126 sq ft)



(Not Shown In Actual Location / Orientation)



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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