



Ashgate Cottage, Hazelmoor Lane, Gallowstree Common,  
S Oxon, RG4 9DJ

£795,000

Beville  
ESTATE AGENCY

- 16ft Dual aspect dining room
- 23ft fitted kitchen/breakfast room with bi-fold doors to rear terrace
- Three double bedrooms
- Off road parking
- 20ft Sitting room with log burner
- Utility
- Gas fired central heating with pressurised hot water tank
- Study
- Cloakroom
- Double glazing

Spacious, attractive three bedroom semi detached cottage, presented in immaculate order with 120ft rear garden, set in a sought after, quiet rural lane, with views over neighbouring countryside. EPC: C

Accommodation includes: Entrance hall, 16ft dual aspect dining room, 20ft sitting room with log burner, study with sky lights, utility, cloakroom, 23ft fitted kitchen/breakfast room with central island, sky lights and bi-fold doors to rear terrace. From the hall the staircase leads to the first floor landing, three double bedrooms and a family bathroom.

Noteworthy features include: uPVC double glazing, gas fired central heating with pressurised hot water tank, Quoker hot tap, Gaggenau oven & combi microwave oven, Gaggenau inbuilt warming tray, Samsung induction hob, tiled flooring throughout the hallway and kitchen/breakfast room, ample built in storage, off road parking, established garden.

To the front of the property gravel drive provides off road parking, outside light, wisteria, mature privet hedging, gated side access to:

To the rear of the property is a delightful established garden. Paved terrace, outside light, outside tap, outside power point, log store, summer house, garden laid mainly to lawn, mature shrubs, fully enclosed with close board timber fencing & mature hedging including yew & fir, two timber sheds, greenhouse, raised vegetable bed, garden storage area.

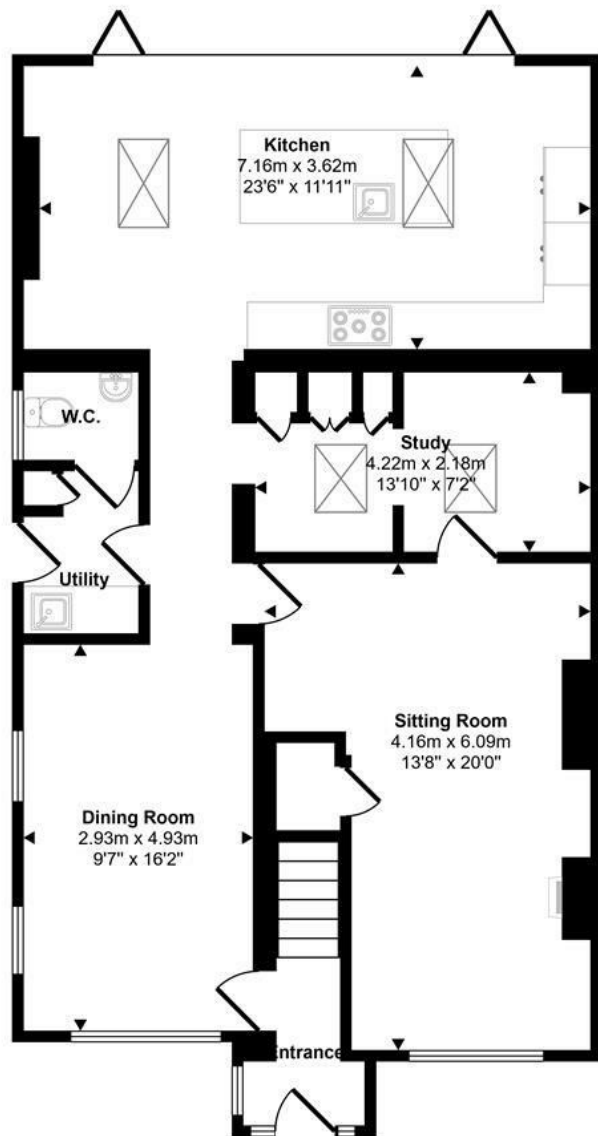
Total floor area: 1541sqft (143sqm)

Council Tax: E

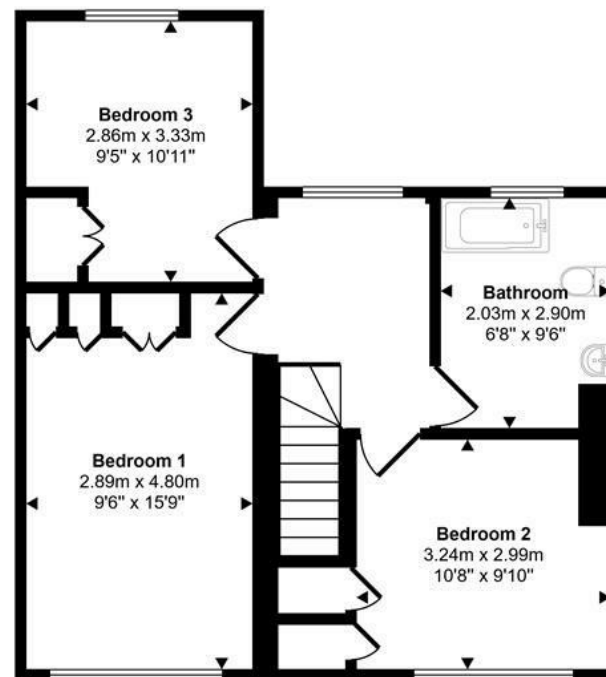
Services: Mains electricity, water, and private drainage.

Gallowstree Common is a small rural hamlet about 6 miles equidistant from Henley-On-Thames and Reading, with their excellent range of schooling, shopping and recreational facilities. London Paddington is less than 30 minutes from Reading Railway Station and there is easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. Gallowstree Common is in the catchment area for Kidmore End Church of England Primary School. The village of Sonning Common is less than 1 ½ miles away and is well served with shops & amenities, including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. Schooling at both Primary and Secondary levels.

Approx Gross Internal Area  
143 sq m / 1541 sq ft

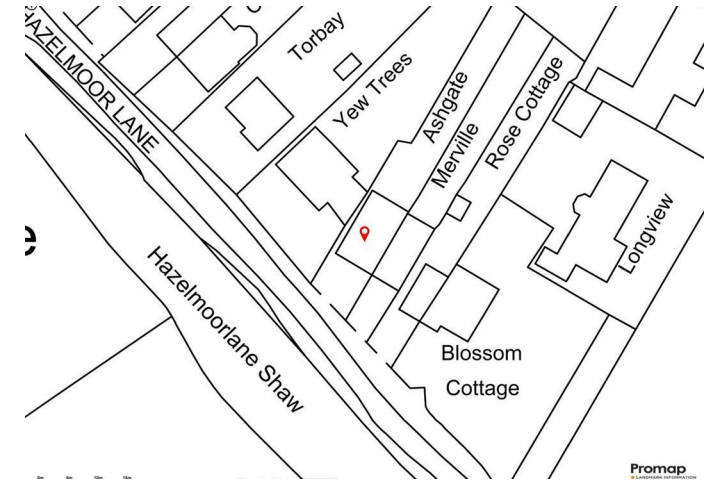



Ground Floor  
Approx 92 sq m / 994 sq ft



First Floor  
Approx 51 sq m / 548 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Directions

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.