

# ASH CORNER

GREENHAM • WEST BERKSHIRE



BLACK CYGNET

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*Ash Corner is a modern 4 bedroom family home which has been cleverly designed with spacious accommodation arranged over 3 floors*

Entrance hall • Cloakroom • Kitchen / Breakfast room • Utility  
• Drawing room • Conservatory • Dining room

Master bedroom with en suite • Guest bedroom with en suite  
• Two further bedrooms • Family bathroom  
• Third floor with flexible accommodation for Playroom  
• Study • 5th Bedroom  
Double garage • Garden



## Ash Corner

Situated at the end of a quiet cul-de-sac, Night Owls consists of family houses built in 2001 by Laing Homes. A covered porch leads to the front door and spacious entrance hall. This hallway leads to the large drawing room with double doors and access to the conservatory and garden, a cloak room, dining room and also the kitchen which is situated at the back of the house with a patio doors leading to the garden, there is also a utility room off the kitchen with an outside door. Upstairs, the first floor consists of 4 bedrooms with en suites to the master and guest bedroom with an additional family bathroom. The second floor has a large open area which has been used in the past as a 5th bedroom, an office and playroom.

Outside, to the front of the house is a block paved driveway providing parking in front of the double garage. There is side access leading to the rear garden which is mostly laid to lawn with flower and shrub borders.

## Greenham, West Berkshire

Ash Corner is located on the southern edge of Newbury, close to the retail park and popular Greenham Common.

Newbury has a mainline station (Paddington line) and Crossrail services from Reading are expected to start in the near future with two Elizabeth line trains an hour (four an hour at peak time) which will allow passengers to travel right through central London without having to change trains.

There are a wide range of schools in the area, including Falkland Primary, Park House and St Bartholomew's secondary schools, Elstree, St Andrew's, Brockhurst & Marlston House, Cheam, Bradfield College, Downe House and Pangbourne College.

## Services

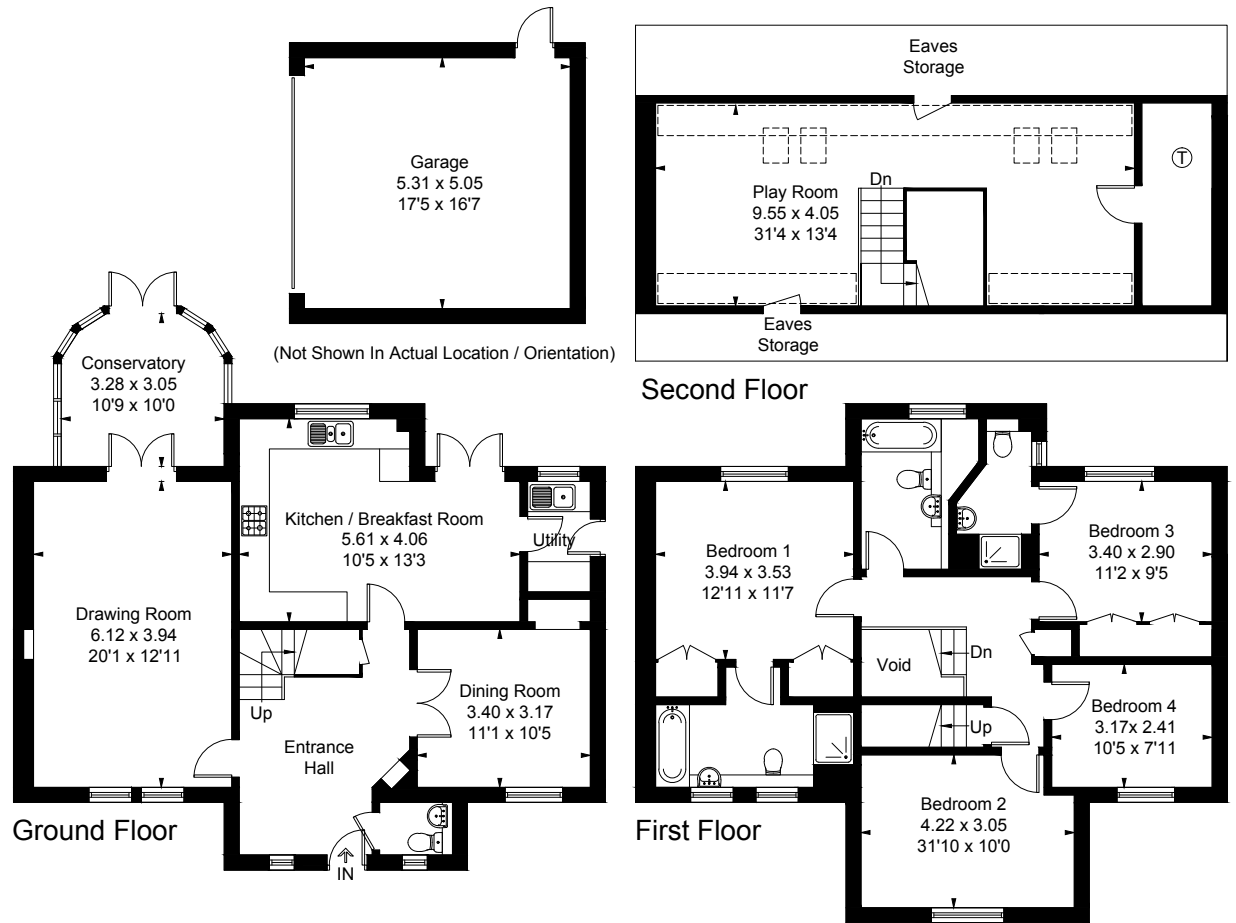
- Mains water, electricity and drainage. Gas central heating.
- Superfast Broadband is available by subscription
- Council tax – Band G 2019/2020 £3,300.19
- West Berkshire Council
- RG19 8SB

## Fixtures and Fittings

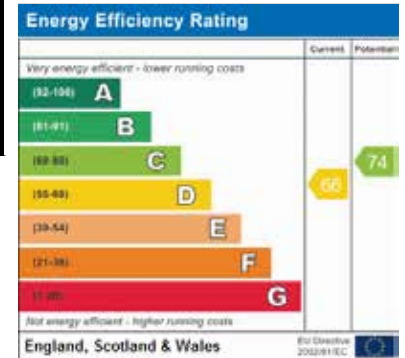
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



Approximate Floor Area = 217.3 sq m / 2339 sq ft  
 Garage = 26.9 sq m / 289 sq ft  
 Total = 244.2 sq m / 2628 sq ft



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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.