



PENTAD ON THE RIDGE

Five exceptional 5 bedroom houses in a stunning location
THE RIDGE, COLD ASH, BERKSHIRE RG18 9HT

HOW T A FISHER CREATE VALUE IN PROPERTY

We are a privately-owned property development and investment company based in Theale, Berkshire. For more than a century, we have earned a reputation for our considerate approach to building and development.

The T A Fisher Group has created a successful, proven strategy in the world of property development and investment across the Thames Valley, North Hampshire, and South Oxfordshire.

Our collaborative approach has enabled us to develop a deep understanding of the importance of investing in the local economy. It has helped us to play a wider role by engaging local professional consultants and local trades, sourcing from local suppliers and very often selling to local buyers.

We combine our community-based approach with a commitment to quality, sound business ethics, and an unsurpassed track record for completing even the most complex projects.

The breadth of knowledge within our team adds real value to our proposition and we are a rare breed in terms of our broad width of activities covering residential and commercial investment and development.

"Our long-established company has shown a remarkable ability to adapt to new circumstances so that it stands today as a modern, progressive property business. I am proud to continue our family's distinctive personal approach to development and investment. We look forward to forging new business relationships and re-affirming ones which now go back many years."

John H Fisher, Group Managing Director

Mortimer, Berkshire



125 YEARS EXTENSIVE EXPERIENCE

Over the last 125 years we have developed a unique approach to property development that combines modern thinking with traditional values to create innovative solutions. We are proud to call this **"The T A Fisher Difference"**.

Square House, Peppard Common



HIGH STANDARDS IN BUSINESS & BUILD QUALITY

Much of the building industry has moved into a world where products are mass produced in a way that results in lower quality. We continue to buck this trend by buying local, high quality materials and engaging local, highly professional tradespeople.



LOCAL COMMITMENT

Our entire ethos relies on identifying opportunities where we can genuinely make a difference, either by improving the quality of the built environment or adding value in other ways. This helps us to generate local business opportunities.



MULTI-SECTOR EXPERIENCE

We have never seen our role as simply building bricks and mortar. Whilst that is incredibly important, we are equally as concerned about ensuring that whatever we are involved in adds value and contributes to the ongoing success of that area or community.

PENTAD ON THE RIDGE

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Pentad on the Ridge is our latest development of just five individual new homes. It is truly the most spectacular site which gently slopes southwards with incredible views across beautiful countryside. Each home is unique in its design and elevational treatment, and showcases stock bricks, knapped flint and boarded elevations, which collectively instil a sense of maturity and tradition.

The Ridge, as its name implies, benefits from spectacular south facing views. This part of Cold Ash is close to Bucklebury Common, comprising a monumental 826 acres of managed heather and woodland, which offers fantastic opportunities for walking your dog or simply enjoying the peace and tranquillity of the beautiful countryside on your doorstep. Bucklebury and other local villages offer one or two splendid public houses such as The Bladebone gastropub and The Old Boot Inn at Stanford Dingley as a cosy reward following a peaceful walk in the country.

READY FOR NOW AND THE FUTURE

Pentad on the Ridge has been developed with sustainability at the forefront, with carbon footprint reduction during development and by creating energy efficient homes that help reduce owners' usage and energy bills year on year. Innovations include PV panels in the roof to help generate your own electricity and under floor heating downstairs. This is combined with sophisticated technology such as audio access and CAT 6 wiring, enabling super fast wired and wireless fibre broadband. Enjoy city luxury with country living, a highly desired combination of both worlds.

Cold Ash is an attractive village with a wide range of local amenities. A shop, post office and two highly rated public houses; The Castle Inn and The Spotted Dog, offer convenience on your doorstep. The village is immensely sociable with a tennis club, horticultural society and Women's Institute amongst the welcoming activities for locals.

FIT BODY, FIT MIND

Cold Ash is located just four miles northeast of the idyllic market town of Newbury in the heart of rural Berkshire. Newbury is home to some of the most stunning walking and cycling trails in the South of England, including the tow path along the Kennet & Avon Canal which passes directly through the town centre. The David Lloyd club in Newbury features spa, tennis, pools, gym, crèche and kids clubs, providing relaxation and fitness for all the family.

MAKE THE RIGHT CONNECTIONS AT COLD ASH

The A4, A34 and M4 are easily reached from Cold Ash giving simple access to Reading, London, Oxford and Southampton. A short drive to Thatcham train station, located just two miles away, provides access to London Paddington in just 51 minutes*, making it ideal for commuters. If your travels take you further afield, the nearest international airports are Heathrow (46 miles*), Southampton (41 miles*) and Gatwick (75 miles*).

CREATING A BRIGHT FUTURE

Local schools include St Mark's CofE Primary and St Finian's Catholic Primary and Kennet Secondary School in nearby Newbury, which was awarded Outstanding by Ofsted in 2016. Local private schools include Downe House Boarding School (girls, ages 11 to 18) and Brockhurst and Marlston House Schools (mixed, ages 2 to 13) in nearby Thatcham, both awarded "Excellent" in their latest ISI Inspection.

LET US ENTERTAIN YOU

The historic town of Newbury offers an array of restaurants, bars and independent shops amongst many 17th and 18th century listed buildings. The vibrant market square features a medieval Cloth Hall, an adjoining half timbered granary, and 15th century St Nicolas Church.

Fresh theatrical and musical entertainment is available at the Corn Exchange and The Watermill Theatre, welcoming a host of reputable and renowned live acts, whilst Newbury Vue cinema shows the latest blockbusters. A must see is the Grade I listed Highclere Castle (made famous by Downton Abbey), constructed in 1679 and set amongst a 5,000 acre estate, while Newbury Racecourse boasts an impressive race and entertainment schedule each year, attracting huge acts and world beating horses.



Highclere Castle, Highclere

*Source: All distances and train times are approximate. Train times are from National Rail Enquiries, and distances are from Google Maps.

SITE PLAN

KEY

Trees	Landscaping	Gate	Patio	Paving
Roof window	Bin Collection	Chimney		Plots 1 - 3 block paved drive Plots 4 & 5 gravel drive



Whilst the particulars and all information in this brochure have been prepared with due care for the convenience of intending purchasers, they are intended as a guide only and do not form part of any contract or warranty. The developer expressly reserves the right to amend or vary to complete the works. T A Fisher reserves the right to alter or change specification at our discretion. Computer generated images are not to scale.

Trees and landscaping are indicative only and may alter during construction. Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are a maximum and are within a tolerance of plus or minus 200mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar.

PLOT ONE TURNBURY

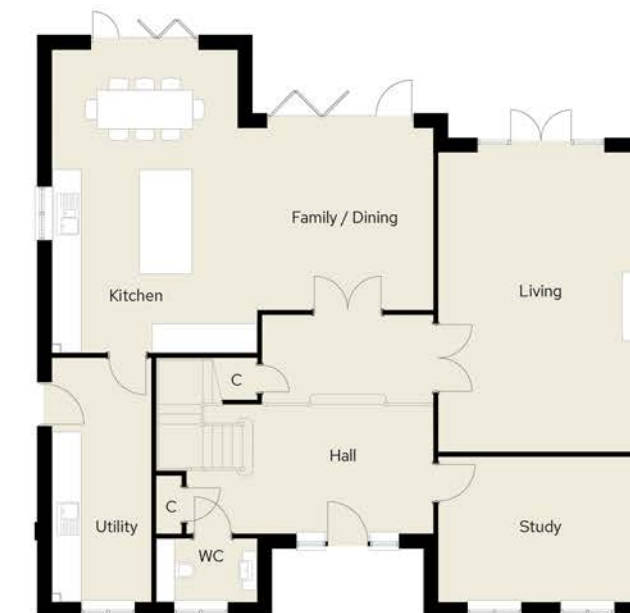
PLOT ONE – TURNBURY

A striking and impressive five bedroom home which draws inspiration from its idyllic surroundings, resulting in a design that evokes both rural and modern characteristics. Nestling comfortably in the existing landscape, the Turnbury has considerable appeal. The stunning feature window to the front allows natural light to flood into the split-level hall and galleried landing, providing a momentous area of living space.

With double bi-fold doors to the rear terrace, the open plan kitchen / family / dining room is the heart of the home. The living room also has french doors opening onto the garden. A strikingly large and highly practical utility room, downstairs cloakroom and separate study enables the 'work from home' option.

Upstairs, the first floor provides five spacious bedrooms, two with en-suites, with the master featuring a dressing room. Three of the bedrooms are south facing, taking advantage of the simply stunning rear views.

Gross Internal Floor Area Plot 1:
286.7m² / 3086ft²



GROUND FLOOR

Kitchen / Family / Dining Area
8.78m x 6.98m (28'8" x 22'9")

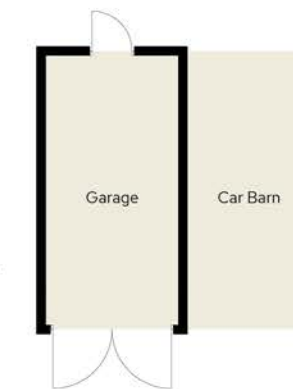
Utility Room
5.63m x 2.30m (18'4" x 7'5")

Living Room
6.90m x 4.73m
(22'6" x 15'5")

Study
4.73m x 3.36m
(15'5" x 11'0")

Cloakroom
2.32m x 1.57m
(7'6" x 5'6")

Garage / Car Barn
6.08m x 5.87m
(19'9" x 19'2")



FIRST FLOOR

Bedroom 1
5.36m x 4.56m (17'5" x 14'9") **Including dressing room*

En-Suite
3.23m x 2.30m (10'6" x 7'5")

Bedroom 2
4.82m x 4.03m (15'8" x 13'2")

En-Suite
2.83m x 1.55m (9'3" x 5'1")

Bedroom 3
4.73m x 2.92m (15'5" x 9'6") **Including wardrobes*

Bedroom 4
4.73m x 2.92m (15'5" x 9'6") **Including wardrobes*

Bedroom 5
3.83m x 3.22m (12'6" x 10'6")

Bathroom
4.73m x 2.41m (15'5" x 7'9") **Including airing cupboard*



Floor plan sizes are approximate and are for illustrative purposes only

GROUND FLOOR

Kitchen

3.78m x 5.48m (12'4" x 17'11")

Family / Dining Area

8.16m x 4.81m (26'9" x 15'9")

Utility Room

2.15m x 2.85m (7'0" x 9'4")

Living Room

4.01m x 5.91m (13'1" x 19'4")

Study

4.01m x 2.91m (13'1" x 9'6")

Cloakroom

1.71m x 2.85m (5'7" x 9'4") **Includes cupboard*

Garage / Car Barn

6.08m x 5.87m (19'9" x 19'2")



FIRST FLOOR

Bedroom 1

4.01m x 4.93m (13'1" x 16'2")

En-Suite

4.01m x 2.14m (13'1" x 7'0")

Bedroom 2

3.78m x 4.16m (12'4" x 13'7")

En-Suite

2.53m x 1.92m (8'3" x 6'3")

Bedroom 3

4.01m x 3.49m (13'1" x 11'5")

Bedroom 4

4.01m x 2.66m (13'1" x 8'8")

Bedroom 5

3.20m x 3.48m (10'5" x 11'5")

Bathroom

4.01m x 2.35m (13'1" x 7'8")

Home Office

5.97m x 3.47m (19'7" x 11'4")



PLOT TWO - BIRKDALE

The Birkdale is a classical English home, with traditional brick and tile hung elevations. An exemplary family home for professionals, with a sizable separate home office above the garage and car barn.

Downstairs is a split level hall leading to the heart of the home - the open plan space is ideal for modern day living with a spectacular kitchen / family / dining room spread along the entire rear of the house.

Double bi-fold doors open out to the south facing garden extending your entertaining space furthermore. A separate living room offers a cosy ambience with a warming log burner and a study to complete the ground floor.

Upstairs, beyond the galleried landing are five double bedrooms, two with en-suites, with the master incorporating a dressing room. Three bedrooms are south facing overlooking the striking views.

Gross Internal Floor Area Plot 2:
292.3m² / 3146ft²



PLOT TWO BIRKDALE



PLOT THREE MERION



PLOT THREE – MERION

The Merion is an impressive house with elevations that are both distinctive and full of character, with an integrated garage and car barn, all set within a private driveway in this idyllic location.

The ground floor accommodation is wonderfully laid out and centres around the kitchen / breakfast / family room which is effectively the hub of the home. Bi-fold doors open out to the rear garden from here as well as from the living room, the latter is well-proportioned with an enticing log-burning stove.

Upstairs features a spectacular landing, ideally suited to house a chandelier dazzling guests upon their arrival. Five spacious bedrooms, two with en-suites, and a master bedroom featuring french doors and a juliet balcony overlook the striking south facing garden and green fields beyond.

Gross Internal Floor Area Plot 3:
264.6m² / 2848ft²



GROUND FLOOR

Kitchen / Breakfast
7.55m x 5.38m (24'8" x 17'7")

Family Room
3.83m x 3.48m (12'6" x 11'4")

Utility Room
2.62m x 2.50m (8'6" x 8'2")

Living Room
6.84m x 4.28m (22'5" x 14'1")

Dining Room
5.88m x 3.83m (19'3" x 12'6")

Cloakroom
2.10m x 1.32m (6'9" x 4'3")

Garage / Car Barn
6.00m x 6.13m (19'6" x 20'1")

FIRST FLOOR

Bedroom 1
5.81m x 4.21m (19'1" x 13'8") **Including dressing room*

En-Suite
4.21m x 1.85m (13'8" x 6'1")

Bedroom 2
5.38m x 3.42m (17'7" x 11'2") **Including wardrobes*

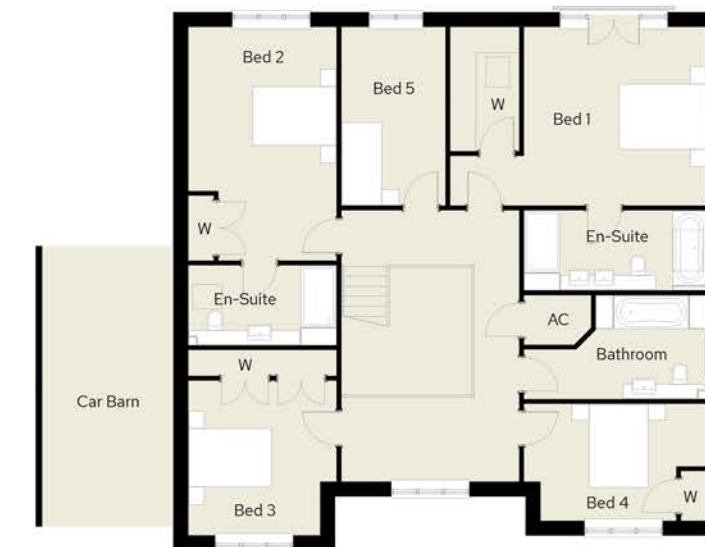
En-Suite
3.42m x 1.85m (11'2" x 6'1")

Bedroom 3
4.27m x 3.42m (14'0" x 11'2") **Including wardrobes*

Bedroom 4
4.21m x 2.70m (13'8" x 8'8") **Including wardrobes*

Bedroom 5
4.12m x 2.40m (13'5" x 7'8")

Bathroom
2.70m x 2.40m (8'8" x 7'9") **Including airing cupboard*



Floor plan sizes are approximate and are for illustrative purposes only

GROUND FLOOR

Kitchen / Breakfast / Family Area
7.89m x 6.87m (25'9" x 22'6")

Utility Room
4.17m x 1.85m (13'7" x 6'1")

Living Room
5.52m x 4.17m (18'1" x 13'7")

Study
4.17m x 3.57m (13'7" x 11'7")

Dining Room
4.17m x 4.13m (13'7" x 13'5")

Cloakroom
2.17m x 1.78m (6'10" x 5'8")

Garage / Car Barn
6.08m x 5.87m (19'9" x 19'2")



FIRST FLOOR

Bedroom 1
4.17m x 6.38m (13'7" x 12'1")

En-Suite
4.17m x 1.95m (13'7" x 6'4")

Dressing Room
2.72m x 1.70m (8'9" x 5'6")

Bedroom 2
4.17m x 3.22m (13'7" x 10'8") *Including wardrobe

En-Suite
2.82m x 1.90m (9'3" x 6'3")

Bedroom 3
4.17m x 3.27m (13'7" x 10'7") *Including wardrobe

Bedroom 4
4.17m x 3.24m (13'7" x 10'6") *Including wardrobe

Bedroom 5
3.25m x 2.60m (10'7" x 8'5")

Bathroom
4.07m x 2.41m (13'4" x 7'9") *Including airing cupboard

Home Office
5.97m x 3.47m (19'7" x 11'4")



PLOT FOUR - ELLERSTON

The Ellerston captures your gaze with its striking timbered elevations. A perfect family home for professionals looking to embrace the new home working culture, with a sizable home office above the garage and car barn, providing both convenience and separation.

Downstairs features a spacious open plan kitchen / family / breakfast room with double bi-fold doors to the south facing garden. The living room provides a comforting ambience with an enticing log burner, the ground floor is completed by a separate dining room and study.

Upstairs features five double bedrooms, two with en-suites - a master with adjoining dressing room and the second bedroom with a Juliet balcony. Three of the bedrooms have views to the rear making the most of this idyllic location.

Gross Internal Floor Area Plot 4:
265.7m² / 2859ft²



PLOT FOUR ELLERSTON



PLOT FIVE WOBURN



PLOT FIVE – WOBURN

The Woburn is tucked to one side of this development with independent private access and a separate garage and car barn. The Woburn showcases striking knapped flint elevations, helping it blend into the rural setting.

A perfect family home creating the right balance between entertaining space and family interaction. This spacious home features a large kitchen / family / dining area with access to the south facing garden via bi-fold and french doors. There is also a separate living room with an inviting log burner along with a study and utility room.

Upstairs features five double bedrooms, two with en-suites and a master bedroom with dressing room and Juliet balcony. Three of the bedrooms are south facing and overlook the spectacular rear views that make this quaint development so sought after.

Gross Internal Floor Area Plot 5:
267.6m² / 2880ft²



GROUND FLOOR

Kitchen / Family / Dining Area
11.37m x 5.86m (37'3" x 19'2")

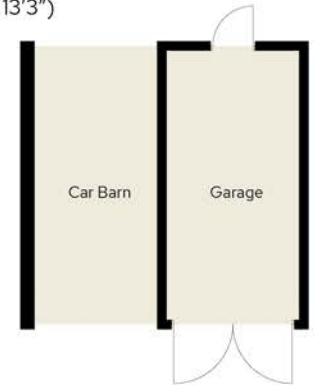
Utility Room
2.87m x 2.22m (9'4" x 7'3")

Living Room
5.97m x 4.06m (19'6" x 13'3")

Study
4.06m x 3.00m
(13'3" x 9'8")

Cloakroom
1.82m x 1.68m
(5'9" x 5'5")

Garage / Car Barn
6.62m x 5.87m
(21'7" x 19'2")



FIRST FLOOR

Bedroom 1
4.85m x 3.72m (15'9" x 12'2")

En-Suite
3.00m x 2.30m (9'8" x 7'5")

Dressing Room
2.30m x 1.66m (7'5" x 5'4")

Bedroom 2
3.83m x 3.53m (12'6" x 11'6") **Including wardrobe*

En-Suite
2.42m x 2.30m (7'9" x 7'5")

Bedroom 3
4.06m x 2.87m (13'3" x 9'4")

Bedroom 4
4.06m x 2.70m (13'3" x 8'8") **Including wardrobe*

Bedroom 5
3.22m x 2.91m (10'6" x 9'5")

Bathroom
4.06m x 2.40m (13'3" x 7'9") **Including airing cupboard*



Floor plan sizes are approximate and are for illustrative purposes only

ADDITIONAL LAND

Pentad on the Ridge offers a breathtaking vista from the rear of the five properties, across green fields and farmland into the distance as far as the eye can see. Those views can be tailored to your taste, with the opportunity to purchase additional south facing amenity land and potentially paddock land just beyond.

REAR FACING AMENITY LAND

Pentad on the Ridge residents have an opportunity to purchase additional land to significantly expand their ownership and separately to benefit from an exclusive paddock just beyond.

The first option is to purchase additional amenity land to enhance residents' already impressive rear gardens. This can be included with the conveyance of each property.



PADDOCK LAND

For those with greater horizons, possibly those with horses or ponies or indeed other animals, there is an opportunity to become a part or full owner of a circa 3 acre area of land to the rear of the property. The use of this land as formal paddocks may require further permissions from the local authority.

This can be accessed via the amenity land to the rear of the property, if purchased. Vehicle access is available separately via Lawrences Lane to the East.

This wholesome addition makes Pentad on the Ridge at Cold Ash a wonderful and unique opportunity for buyers seeking further scope for options on their doorstep.



Drone view from Pentad on the Ridge

SPECIFICATIONS

As with all T A Fisher homes the Pentad on the Ridge development features high quality internal and external finishes.



CONSTRUCTION

- Traditionally built houses with a mix of characterful stock bricks enhanced with features including low maintenance cladding, traditional clay plain tile hanging, feature brick detailing, Tudor boarding with render panels and knapped flint. Please refer to the CGIs for details.
- Windows and French doors are high security, multi point locking PVC-U with coloured foil to the externals.
- High security GRP composite entrance doors and power coated aluminium Bi-fold doors. Colours as per the CGIs.
- Thermostatically controlled gas fired central heating and meet all the latest thermal regulations. All these features will help to reduce your carbon footprint, your bills and the time and money you spend on maintenance.



BATHROOMS & CLOAKROOMS

- White fitted sanitaryware
- Fully tiled walls to showers, half tiled walls above sanitary ware, tiled floors to all bathrooms
- Chrome ladder style heated towel rail
- Fitted mirrors
- Fully fitted vanity units



KITCHENS

- Individual bespoke designs
- All plots have 1.5 sinks & mixer taps
- Stone worktops & upstands
- Under unit lighting
- Smeg single and combi oven, warming drawer, 5 burner hob & hood. Full size fridge, full size freezer. Caple wine fridge.



UTILITY

- Duropal worktops
- Smeg washing machine & tumble dryer both freestanding



DECORATIVE FINISHES

- Moulded architraves and skirtings painted white
- Interior walls will be decorated with Dulux emulsion
- Vertical white panelled/glazed internal doors
- Vertical white panelled doors
- Fitted wardrobes & dressing rooms as indicated on floor plans



FLOORING

- Porcelain tiles to hallways / WC / Kitchen / dining areas



TELEVISION & TELEPHONE

- Full fibre (fibre directly to the premises) / SAT points are fitted to the living room and to all bedrooms. CAT 5E data outlets (RJ45s) to all TV points
- Master telephone point fitted under stairs



ELECTRICAL & HEATING

- Generous amount of power sockets
- Light fittings include downlighters in the kitchen, bathrooms and en-suite, plus additional under lighting in the kitchen
- Additional under unit lighting
- Economic heating and hot water provided by fully programmable Gas Vaillant boilers
- PV panels to roof
- Under floor heating to Ground Floor
- Electric car charging provision



SAFETY & SECURITY

- For peace of mind, mains electricity powered smoke alarm systems have been fitted to all floors, which have a battery back up in case of a power failure.
- Gated property with audio access (can be programmed to phone)
- Alarm first fix (can be programmed to phone please speak with sales advisor)



EXTERNAL

- Oak framed garages, car barns and porches as indicated on the CGIs.



LANDSCAPING

- The site will follow an approved landscape plan - see site plan for hard landscaping
- The precise planting scheme has been designed and implemented by renown horticultural specialists so as to fully appreciate the stunning situation, topography and outlook
- Indian sandstone patios
- External rear garden tap fitted



PARKING & EXTERNAL AREAS

- All plots have a individual access gates leading to a private driveway, plots 1-3 are block paved, plots 4-5 are gravel



TENURE

- All plots are sold freehold



WARRANTY

- 10 Year NHBC New Build



HOW TO FIND PENTAD ON THE RIDGE

To find out more:
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