



OAK VIEW

Collaroy Road, Cold Ash

Carter Jonas

OAK VIEW, COLLARROY ROAD, COLD ASH, RG18 9PG

- Newbury town and station 5 miles
- A34 and M4 (J13) 5 miles
- Thatcham town and station 3 miles

Porch · expansive galleried entrance hall and landing · cloakroom · study · dining room · sitting room with fireplace · kitchen/breakfast room with adjoining utility room · principal bedroom suite with en suite shower room · guest bedroom with en suite bath and shower room · 3 further bedrooms and family bathroom · double garage with ample drive · private and landscaped gardens amounting to approximately 0.25 of an acre · fibre broadband to the property · Energy Rating C

SITUATION

The property is situated in an elevated south facing plot and located just off the favoured Ridge in Cold Ash which is a well regarded village about 5 miles northeast of Newbury. Much of the surrounding countryside is wooded which provides attractive walks on your doorstep. Communications from here are very good, both by road and rail. The A4, A34 and M4 are all easily accessible and the mainline rail service into London (Paddington) can be picked up either in Newbury or at Thatcham. The village with 2 pubs, post office, tennis club and church, is also well served for schools with the popular primary schools of St Marks and St Finians in the village. There is also easy access to well respected secondary, prep and senior private schools including Bradfield, Elstree, Brockhurst, St. Andrews and Downe House.

DESCRIPTION

Oak View, built in 2005, is presented in excellent decorative order and is a lovely spacious family house in this sought after location.

A BEAUTIFULLY PRESENTED, LIGHT AND EXTREMELY SPACIOUS DETACHED HOUSE IN A PRIVATE SETTING WITH DOUBLE GARAGE, STUNNING SOUTH FACING GARDEN AND OVERALL PLOT OF 0.25 OF AN ACRE IN THIS MOST SOUGHT AFTER LOCATION JUST NORTH EAST OF NEWBURY.



The ground floor has a well planned and practical layout with reception rooms leading off the spacious galleried entrance hall, with cloakroom off, and features a substantial sitting room with an open fireplace with stone surround and French doors to the garden. There is a very good sized dining room and excellent study fitted with an extensive range of Strachan furniture providing two desk areas, a range of built in cupboards, drawers and wall units with glazed display cabinets. The fully tiled, impressive kitchen/breakfast room features an extensive range of Optiplan Ivory units with contrasting granite worksurfaces with matching island unit, integrated appliances, Rangemaster cooker and views across the garden. The utility room has a range of matching wall and base units providing additional cupboards and drawers with worksurfaces as well as space and plumbing for a washing machine and tumble dryer. On the first floor there is an expansive galleried landing with access, via a ladder to the part boarded, shelved loft with lighting. There is a good sized principal bedroom with fitted wardrobes and en suite shower room, a guest bedroom with fitted wardrobes and en suite shower and bathroom, three further bedrooms (one with fitted wardrobes) and a family bathroom with separate shower.

OUTSIDE

Oak View is approached through an electrically operated 5 bar gate beyond which is a large gravel driveway providing parking for numerous vehicles and shielded from the road by mature hedging and trees. There is an integral double garage with electric doors, access to the hall, window to the side, power and lighting and houses the gas fired boiler. The rear garden has been professionally landscaped with a variety of patio areas, thatched breezer and lawn.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage, gas fired central heating

Local Authority: West Berkshire Council – 01635 551111

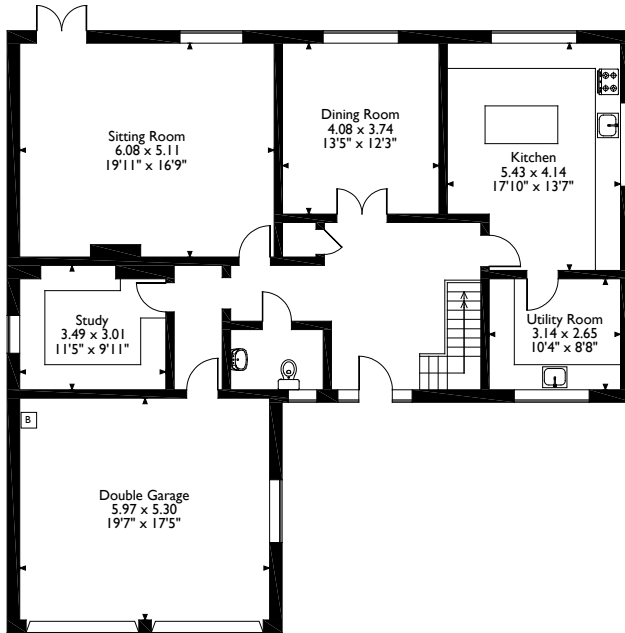
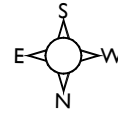
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

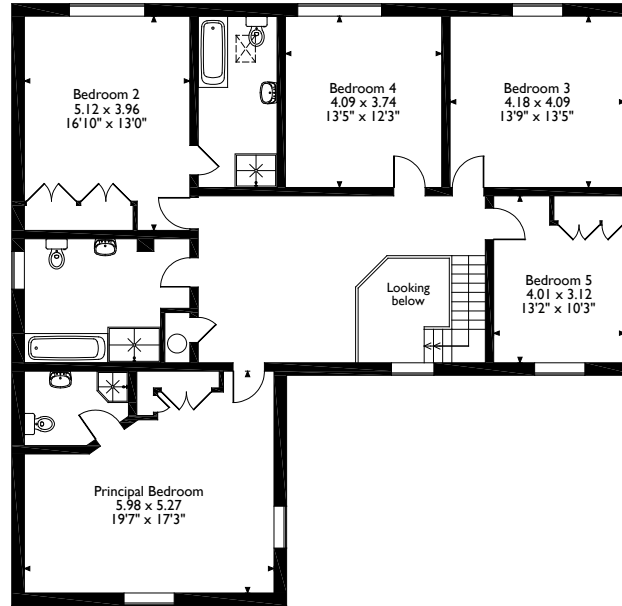
Directions: Please use Post Code RG18 9PG



Oak View, Collaroy Road, Cold Ash, Thatcham, Berkshire
 Approximate Gross Internal Area
 Main House Gross Internal Area = 271 Sq M/2913 Sq Ft
 Garage = 32 Sq M/341 Sq Ft
 Total = 303 Sq M/3254 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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Offices throughout the UK



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