



ARED HOUSE

Collaroy Road, Cold Ash

Carter Jonas

ARED HOUSE 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 · entrance hall · cloakroom · sitting room with fireplace · expansive conservatory · study · dining room · kitchen/breakfast room · utility area · principal bedroom suite with dressing area and en suite bathroom · 4 further bedrooms · family bathroom · double garage · ample drive · private and landscaped gardens amounting to in excess 0.25 of an acre · fibre broadband to the property · Energy Rating E

SITUATION

The property is situated on Collaroy Road and located off the 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

Ared, built in the mid 1980's is an attractive 5 bedroom detached family house, located in this sought after village. The ground floor has a well planned and practical layout with reception rooms leading off the entrance hall, with cloakroom off, and features a substantial sitting room with an open redbrick fireplace and doors to the

A VERY WELL PRESENTED AND SPACIOUS DETACHED FAMILY HOME WITH DOUBLE GARAGE, AND SITTING IN LOVELY GARDENS OF OVER 0.25 OF AN ACRE IN THIS MOST SOUGHT AFTER LOCATION JUST NORTH EAST OF NEWBURY.



impressive conservatory which has underfloor heating and air conditioning. To the front of the property there is a kitchen breakfast room with a utility area while to the rear there is a dining room and study. On the first floor there is an impressive principal bedroom and dressing area, both with fitted wardrobes and en suite bathroom, four further bedrooms and a family bathroom.

OUTSIDE

Ared is approached via an in and out drive providing parking for numerous vehicles and access to the double garage with power and lighting. The well tended rear garden is unusually large for a modern property and very suitable for a family. There is an expansive patio area adjacent to the house, then lawn on two levels, shrubs and mature trees.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating, mains gas available subject to connection.

Local Authority: West Berkshire Council – 01635 551111

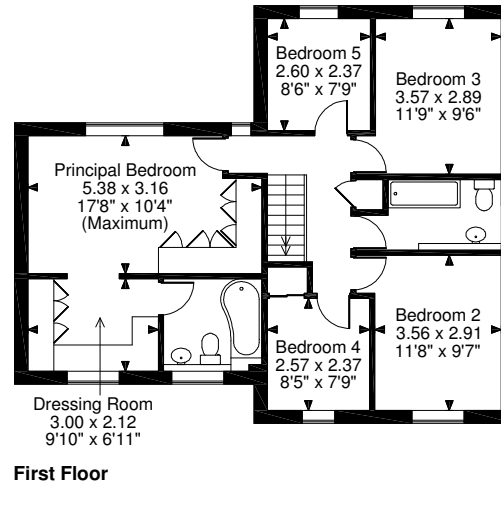
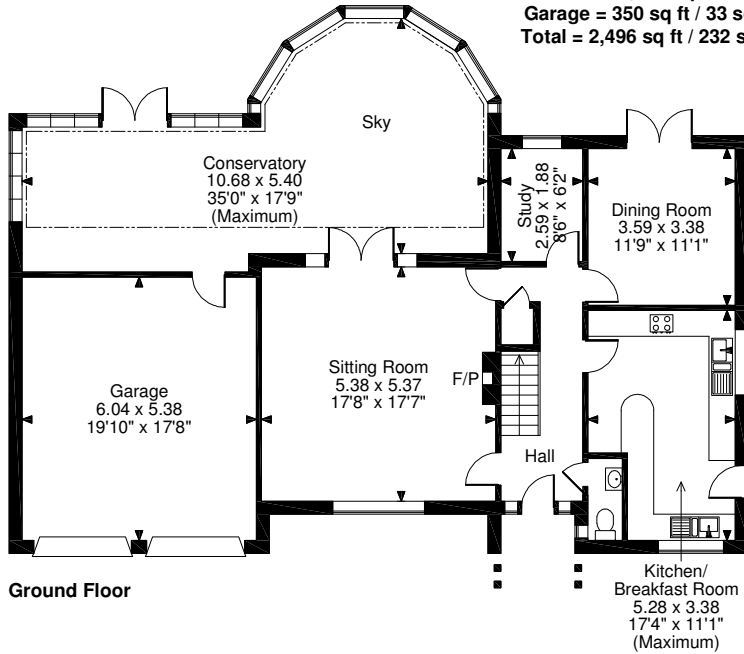
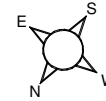
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG18 9PG

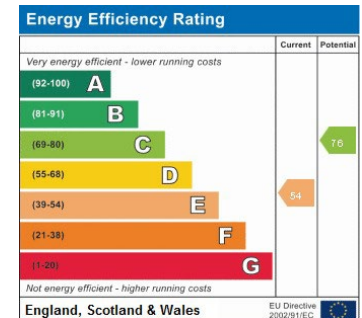


Ared House, Collaroy Road, Thatcham
Approximate Gross Internal Area
Main House = 2,146 sq ft / 199 sq m
Garage = 350 sq ft / 33 sq m
Total = 2,496 sq ft / 232 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Offices throughout the UK

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