



THE RIDGE, COLD ASH, RG18 9HY
£3,250 per month*

Carter Jonas

COLD ASH, BERKSHIRE, RG18 9HY

Exceptionally light and spacious family house in an enviable location in sought after Cold Ash village with double garage and large garden.

- 5 BEDROOMS
- 2 BATHROOMS
- 4 RECEPTIONS
- DOUBLE GARAGE
- GARDENS

Flexible accommodation, totalling 2488 sq. ft.

Large reception hall, cloakroom, light and airy double aspect living room with open fire and door to the terrace offering views over the gardens and beyond, dining room area, newly fitted quality kitchen with appliances and door to the terrace. Three spacious bedrooms and family bathroom.

The stairs from the first floor lead down to bedroom 4, utility room, shower room, wc, large family room, study and bedroom 5 with separate access onto the garden (this can be used as an annexe).

The terrace, large decked area and hot tub provide excellent private entertaining space and all benefit from views over the gardens and woodlands beyond. There is a gardening service included in the rent.

Ample driveway parking, double garage and useful side access to the garden.

The village boasts two public houses, a shop/post office, a village recreation park that hosts many sports including cricket and a thriving tennis club - all within walking distance.

The area is surrounded by beautiful open countryside with plenty of walks and rural pursuits available.

Newbury is within easy reach and has an abundance of good restaurants, cinema, shopping and recreational activities.



Cold Ash is in the catchment area for popular Downe House Secondary School. There are 2 primary schools within the village: St Mark's and St Finian's Catholic School. There are also several highly rated independent schools either within Cold Ash or close-by such as Brockhurst and Marlston, Bradfield College, Elstree and St Gabriels.

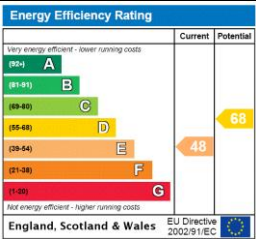
Communication links are good with the A34 being within a short drive and mainline stations in Thatcham or Newbury (for London Paddington 45 minutes).

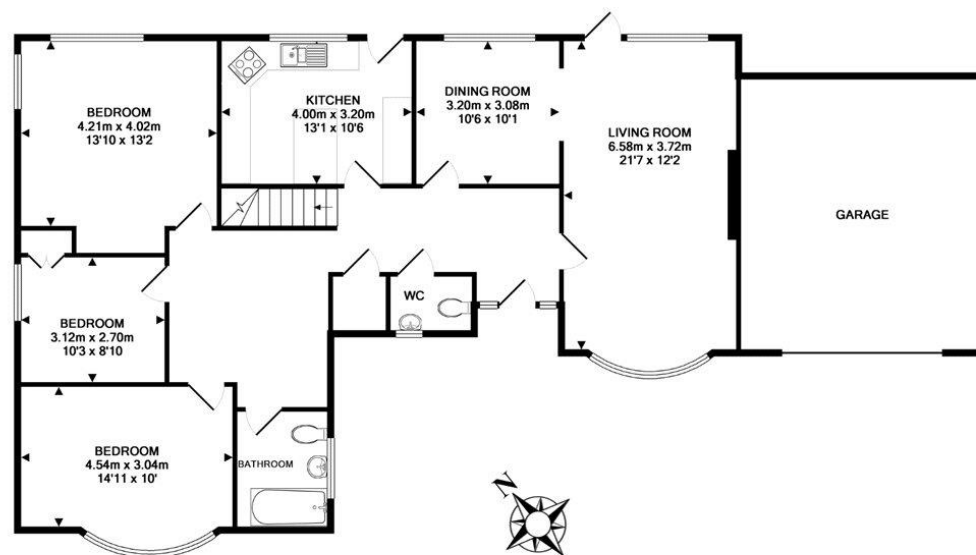
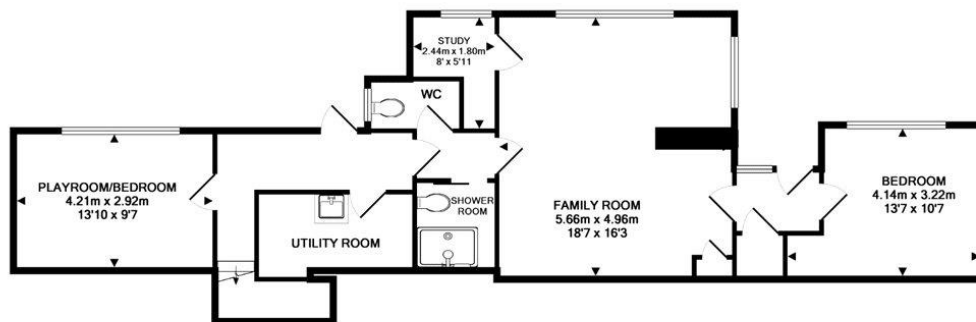
Council tax band G. Available for a minimum term of 12 months.

1 weeks holding deposit of £750.00, 5 weeks security deposit of £3750.00

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G





TOTAL APPROX. FLOOR AREA 231.2 SQ.M. (2488 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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