



SINDERS
Guide Price £1,100,000

Carter Jonas

SINDERS COLLARROY ROAD COLD ASH RG18 9PG

- Newbury and Newbury Station 4.5 miles
- Thatcham Station 3 miles
- M4 (J13) 5 miles

Expansive entrance hall · sitting room with fireplace · study/office · games room · snug/5th bedroom · ground floor shower room · gym · kitchen/breakfast room · utility · dining room · principal bedroom with en suite shower room and balcony · 3 further double bedrooms · family bathroom · in and out gated driveway with parking for several cars · private garden backing onto private wooded garden and paddocks · fibre broadband to the property · Energy Rating E

SITUATION

Cold Ash is an attractive sizeable village situated about 4.5 miles northeast of Newbury and 3 miles north of Thatcham. The village has a wide range of facilities including an infant and two primary schools, village hall, recreation ground with children's play area, tennis courts, two pubs and a village store/Post Office. Further amenities are available in the neighbouring town of Thatcham which offers a variety of supermarkets including Waitrose, smaller shops, a Post Office, a choice of schools and a number of other services. In terms of secondary education Cold Ash is within the highly regarded The Downs School catchment area, while the popular boarding school Downe House is situated to the north of the village. Further schools include St Andrew's, Elstree, Bradfield College, Brockhurst & Marlston and Pangbourne College. The M4 and M3 can be easily accessed for travel towards London and its airports or the West Country. Mainline trains run from Newbury, Thatcham or Reading into London Paddington whilst there is a regular service from Basingstoke to Waterloo. The area provides opportunities for scenic walks and country pursuits, with excellent riding country available locally.

AN INCREDIBLY SPACIOUS AND LIGHT DETACHED HOUSE OF APPROXIMATELY 2,600 SQUARE FEET, OFFERING FLEXIBLE ACCOMMODATION AND SET WITHIN A TOTAL PLOT OF 0.34 ACRES. THE PROPERTY BENEFITS FROM A LARGE DRIVEWAY, PRIVATE GARDEN AND ALL LOCATED IN ONE OF THE MOST SOUGHT-AFTER VILLAGES NORTHEAST OF NEWBURY.



DESCRIPTION

Sinders is a spacious four/five bedroom detached family home, originally built in the 1960s, and is set in a delightful, elevated position, overlooking woodland and paddock land. The property offers well balanced, spacious and flexible accommodation and could easily be divided to create a separate annex. The ground floor accommodation briefly comprises a split level reception hall with shower room and three reception rooms which can be used for a variety of uses to include a bedroom, gym and playroom. On the lower level of the ground floor is the beautiful open plan kitchen with a range of eye and base level units, built-in appliances and a central island, with access to the spacious dining room with sliding doors out to the patio area overlooking. There is a useful utility room adjacent to the kitchen with pedestrian door giving access to the front and rear gardens. Completing the downstairs is the study/home office (accessed from the outside), with a bank of fitted cupboards, and the light and airy sitting room with large picture window and integrated wood burner. The first floor has a principal bedroom with built-in floor to ceiling wardrobes, en-suite shower room and a delightful balcony overlooking the rear gardens and countryside. There are three further double bedrooms, two of which have wardrobes, and contemporary family bathroom.

OUTSIDE

This beautiful home also benefits from lovely outside space, the front of the house has an in and out driveway, while the rear garden has an elevated, broad patio overlooking the garden and greenery beyond. There are stone steps from the patio that lead to a lower, large lawned area with gated access to a path that leads to the ridge and beautiful countryside of the North Wessex Downs AONB.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council – 01635 551111

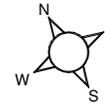
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG18 9PG



SINDERS, COLLAROY ROAD, COLD ASH, THATCHAM
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 2,573 SQ FT / 239 SQ M
 BALCONY EXTERNAL AREA = 72 SQ FT / 7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	53 E	
21-38	F		
1-20	G		

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