HILLIER & WILSON



Oak House, The Ridge, Cold Ash, RG18 9HX

Tel: 01635 522044

Offers Invited £1,100,000

The Ridge, Cold Ash

A substantial five bedroom detached family home located on The Ridge; a sought after residential road in the heart of Cold Ash. The property boasts far reaching views to the rear and sits on a plot measuring 0.26 acres in size, whilst other benefits include gas central heating, uPVC double glazing, electric gates and off road parking. The spacious accommodation measures 2,727 sq.ft in size and comprises entrance hall, cloakroom, sitting room, home office, kitchen/breakfast room, dining room, inner hall, utility and gym/family room. Upstairs there is a principal bedroom with en-suite shower room, a guest bedroom with en-suite shower room, three further double bedrooms (two of which have built-in wardrobes) and a family bathroom. Externally there is a well-maintained rear garden which has a patio seating area and steps down onto the lawn with stunning views over neighbouring fields. To the front of the property is access to the garage and ample off road parking driveway, which sits behind electric gates. Cold Ash is a sought-after village just a short drive from Thatcham town centre which has a mainline railway station providing regular direct links to London Paddington taking less than an hour.









- FIVE BEDROOM DETACHED FAMILY HOME
- LOCATED IN THE RIDGE; A PRESTIGIOUS RESIDENTIAL ROAD
- FAR REACHING VIEWS OVER NEIGHBOURING FIELDS
- ACCOMMODATION MEASURING 2727 SQ.FT IN SIZE
- PLOT MEASURING 0.26 ACRES IN SIZE
- AMPLE OFF ROAD PARKING & GARAGE SAT BEHIND ELECTRIC GATES

Services: Mains services are connected (Septic tank)

EPC: Rating D
Full results can be sent on request

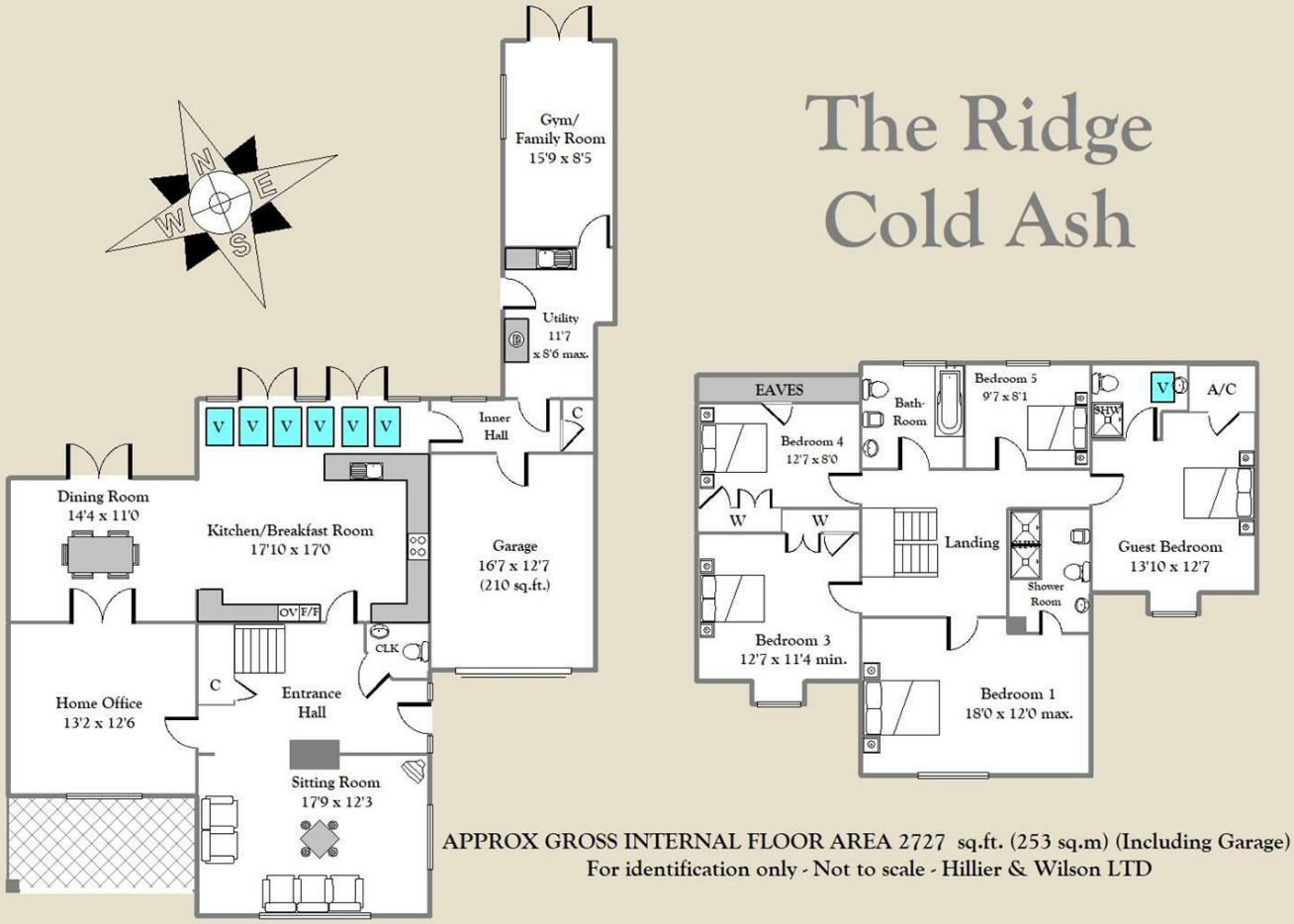
Council Tax:
Band E





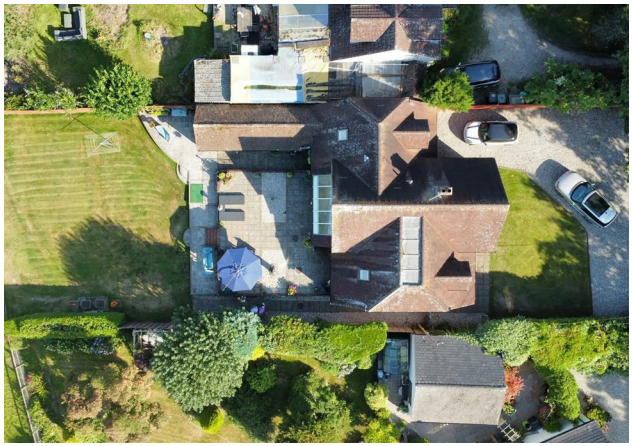


The Ridge
Cold Ash



APPROX GROSS INTERNAL FLOOR AREA 2727 sq.ft. (253 sq.m) (Including Garage)
For identification only - Not to scale - Hillier & Wilson LTD

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Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

HILLIER & WILSON

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