

HILLIER & WILSON



Beechcroft
The Ridge, Cold Ash

The Ridge (2285 sq.ft) Cold Ash Berkshire RG18 9HX

An impressive, beautifully presented detached family house located on a sought-after residential road in the popular village of Cold Ash, within the catchment area of the highly regarded Downs school. The property benefits from gas central heating, uPVC double glazing, driveway parking, double garage and a large plot measuring approximately 0.5 acres, consisting of garden and wooded area. The ground floor comprises entrance hall, cloakroom, dining room, stunning kitchen breakfast room with French doors to the garden and a separate utility, a spacious sitting room with inglenook fireplace and French doors to the garden, and a family room. Upstairs there is a spacious master bedroom with ample fitted wardrobes, a dressing area and en-suite shower room, a guest bedroom also with fitted wardrobes and en-suite shower room, two further double bedrooms with fitted wardrobes, an additional bedroom/study and a family bathroom. Externally, to the front of the house is a pretty lawn area bordering a large gravel driveway with a detached double garage/workshop, whilst to the rear of the house is a split level garden with elevated decked area, lawn, a second decked seating area and electric mains connected log cabin. The garden leads onto the private wooded area beneath, providing a very pretty outlook as well as a good degree of privacy. 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.

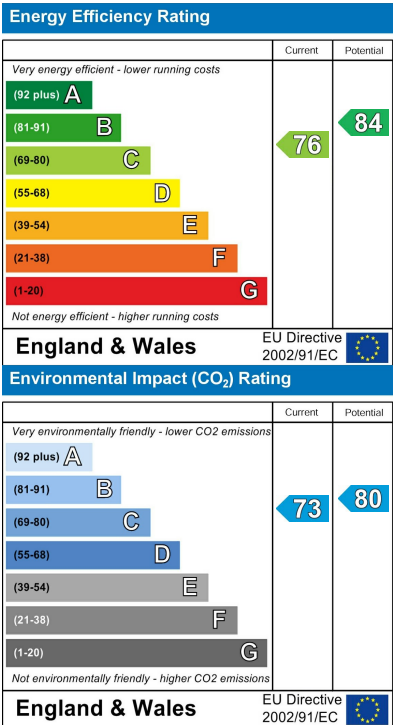
Services:
Mains services are connected.

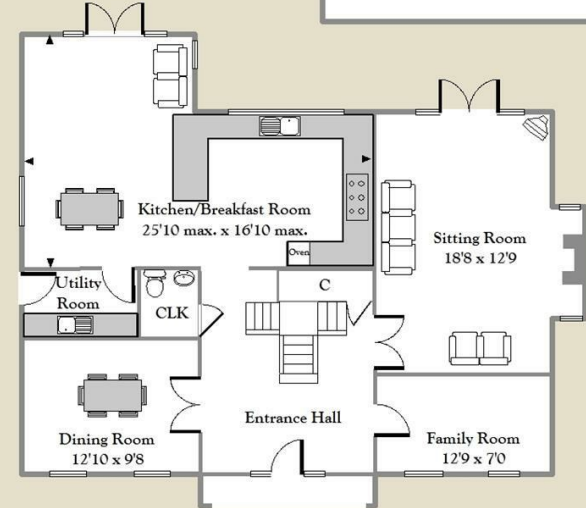
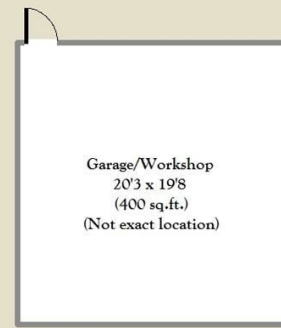
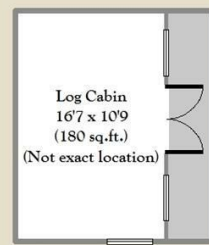
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band G

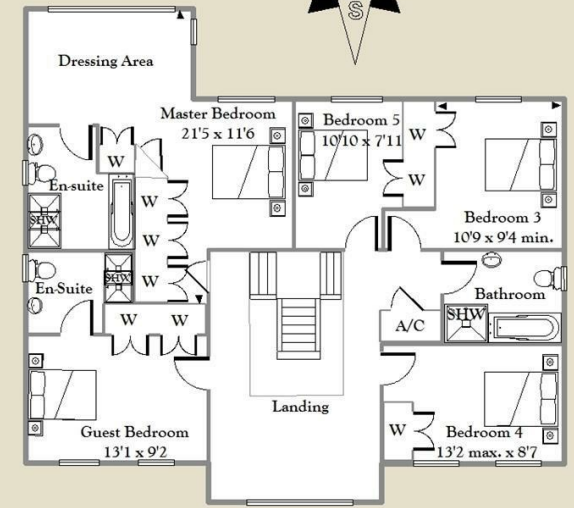
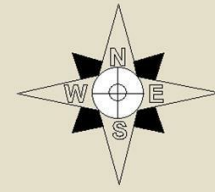
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
Leave Newbury and follow the signs for Reading. At the roundabout just after the Texaco garage in Thatcham take the first exit onto Floral Way. Continue on this road going straight over three roundabouts onto Cold Ash Hill. Continue up the hill and turn right at the crossroads onto The Ridge. After a short distance, turn left and the property can be found on the left hand side.





Beechcroft, The Ridge Cold Ash



APPROX GROSS INTERNAL FLOOR AREA 2285 sq. ft (Excluding Garage & Log Cabin)
For identification only - Not to scale - Hillier & Wilson Ltd

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

