The Ridge, Cold Ash, Thatcham, Berkshire, RG18

4 3 3

£1,000,000 *Freehold*

NO ONWARD CHAIN A beautifully presented four bedroom detached house with a double garage, sun room and SOUTH-EAST facing garden, situated within a highly sought-after village on a 0.35 acre plot.

As you enter the property via the large entrance hall, the living room is to your left. With exposed brick and a feature fireplace, as well as being dual aspect, this space is great for socialising. The garden room is a fantastic space to be used all year round and enjoy the panoramic views over the surrounding countryside. The kitchen diner is open plan, with beautiful tiled flooring, bespoke kitchen with a built in pantry, wine fridge and kitchen island, creating the ultimate hosting space. The main feature of this room is the glass door leading down to the cellar. Downstairs also benefits from an office, utility room, boot room and double garage with EV charging point.

Upstairs are four double bedrooms. The master suite spans 15 ft, with plenty of built in storage and a large en-suite with separate bath and shower. All other bedrooms are of a great size and also benefit from built in storage. The family bathroom consists of neutral tiling and a large walk-in shower.

To the front of the property is a spacious paved driveway with access to the double garage. The house is bordered with mature shrubs and bushes to maintain ultimate privacy. To the rear is an extremely private south east facing garden that wraps around the property. There is a large patio area, great for hosting and admiring the views, with steps down to the main section of the garden, which is mainly laid to lawn with some vegetable patches, all lovingly maintained by the current owners. The plot is 0.35 acres.

KEY FEATURES

- 2394ft2 / 222m2
- Living Room
- Garden Room
- Dining Room
- Kitchen
- Cellar
- Office
- Cloakroom
- Double Garage
- EV Charging Point
- Four Double Bedrooms
- En-Suite in Master
- Family Bathroom
- South East Facing Garden

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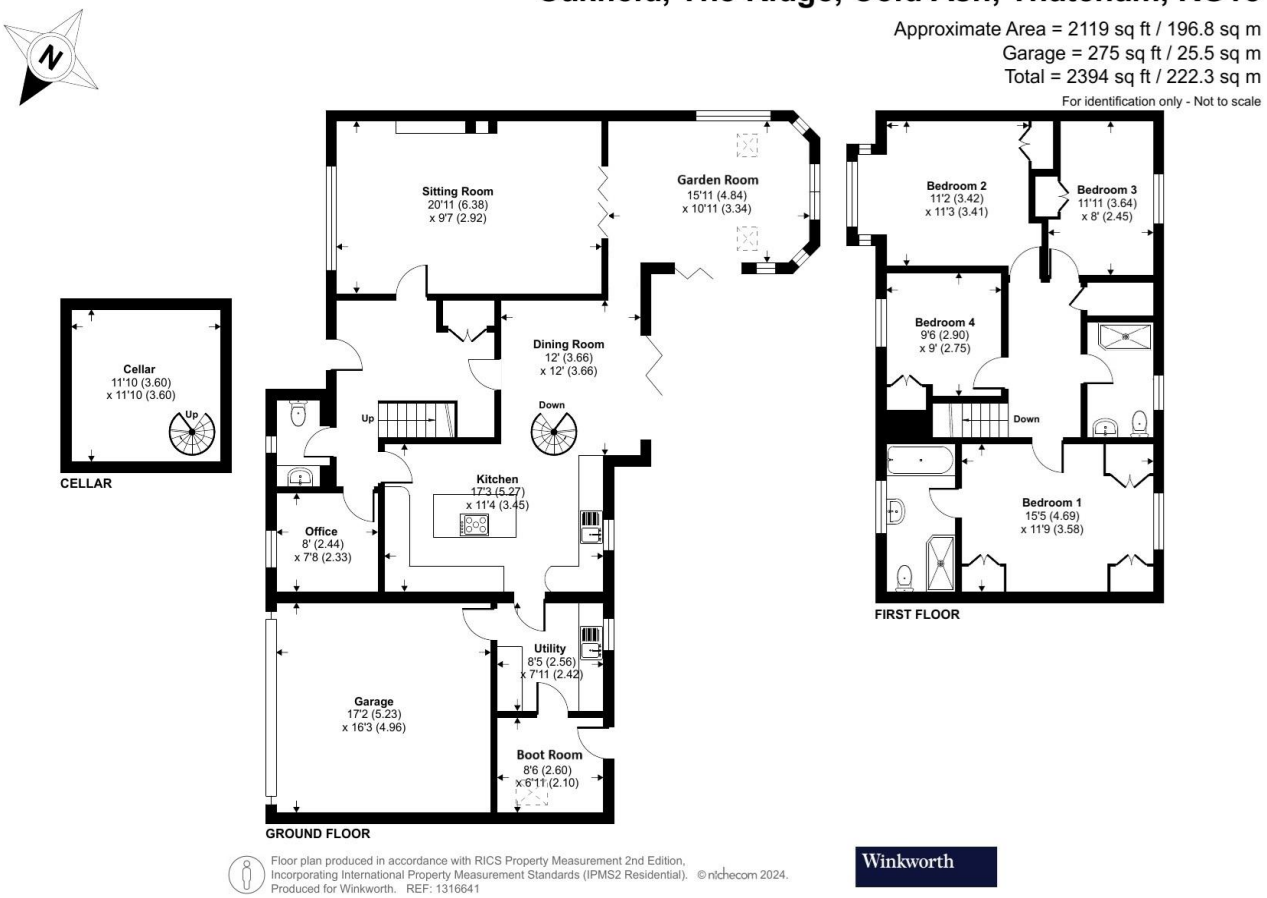
MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: C

The property is connected to all mains and operates on gas central heating as well as both electric and water underfloor heating. There is Ultrafast broadband available in the area and there is no known mobile coverage issues.

Oakfield, The Ridge, Cold Ash, Thatcham, RG18

Approximate Area = 2119 sq ft / 196.8 sq m
Garage = 275 sq ft / 25.5 sq m
Total = 2394 sq ft / 222.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Winkworth. REF: 1316641

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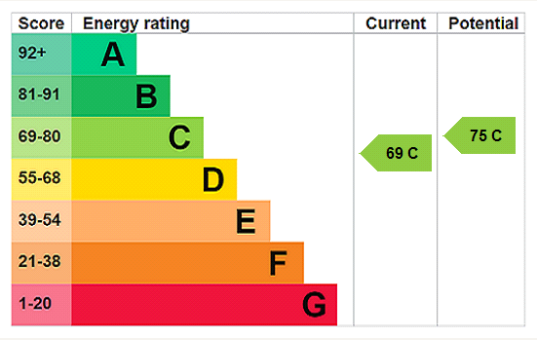

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