



Collaroy Road, Thatcham, Berkshire, RG18 9PG

£975,000 *Freehold*



A rare opportunity to purchase one of just two new build homes, situated within the highly sought after village of Cold Ash. Offering four double bedrooms, four reception rooms, a detached double garage and an extremely generous private rear garden, this property won't be available for long.

The ground floor comprises of a snug, a bright and airy living room with a bay window, an office, utility room, cloakroom and a showstopping open plan living kitchen space that spans the width of the house with two sets of bifold doors and marble tiled flooring.

Upstairs are four double bedrooms with two en-suites and an impressive family bathroom. The spacious hallway overlooks the floor to ceiling glass entrance hall.

To the front is a private paved driveway with access to the rear, as well as a double garage. The rear garden is extremely private and consists of two tiers with a patioed space at the back of the house.

Please note, these photos have been digitally altered to portray the properties once the build has been completed.

KEY FEATURES

- New Build Property
- 10 Year Warranty
- Four Double Bedrooms
- Detached Double Garage
- Bifold Doors Onto Rear Garden
- Great School Catchments
- Large Rear Garden
- South Facing Garden
- Private Driveway
- Utility Room
- Air Source Heat Pump

Newbury

01635 552552 | newbury@winkworth.co.uk

Winkworth

for every step...



Winkworth
for every step...



Winkworth
for every step...



Winkworth
for every step...



Winkworth
for every step...



Winkworth
for every step...

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: To be confirmed

EPC rating: To be confirmed

Utilities:

Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

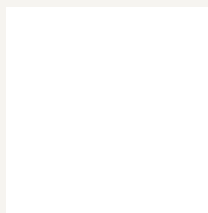
Nestled on a ridgeline overlooking the Kennet Valley, Cold Ash is the quintessential West Berkshire village that manages to feel both tucked away and perfectly connected. Cold Ash maintains a distinct, leafy character defined by its steep hills, expansive woodland trails, and panoramic views of the North Wessex Downs. It's the kind of place where you'll find cozy local pubs like The Spotted Dog and top-tier schools sitting side-by-side with quiet country lanes, offering a peaceful, elevated escape.

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

Please note, these photos have been digitally altered to portray the properties once the build has been completed.



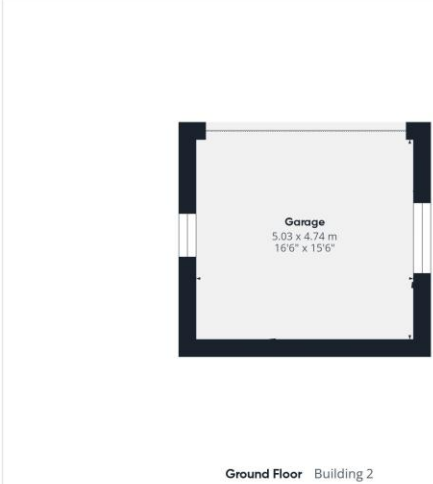
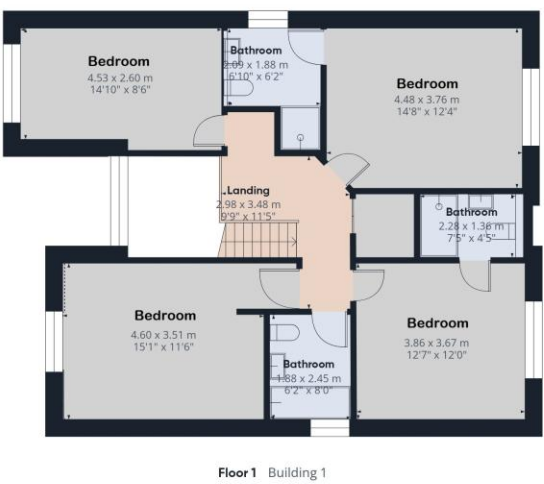
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NEB260113>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Winkworth

Approximate total area⁽¹⁾
200.2 m²
2153 ft²

Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Newbury

01635 552552 | newbury@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.