



Woodcote, Cold Ash Hill, Cold Ash



A modern and well-presented 4 bedroom detached family home located in the popular village of Cold Ash

- Recently renovated by the current owners
- Cloak room
- Open planned kitchen/dining room with bi-fold doors leading to the garden
- Sitting room with fire place
- Master bedroom with en suite
- 3 further bedrooms
- Family bathroom
- Paved driveway providing off-road parking
- Garage
- South-West facing rear garden laid to lawn with terrace around the back of the property and separate area with decking

Services

- All mains services are connected
- Connection to Gigaclear ultra fast fibre broadband is available at the property
- Council tax – Band E 2019/2020 £2203.17
- Local authority: West Berkshire Council.
Telephone 01635 551111



Local Information

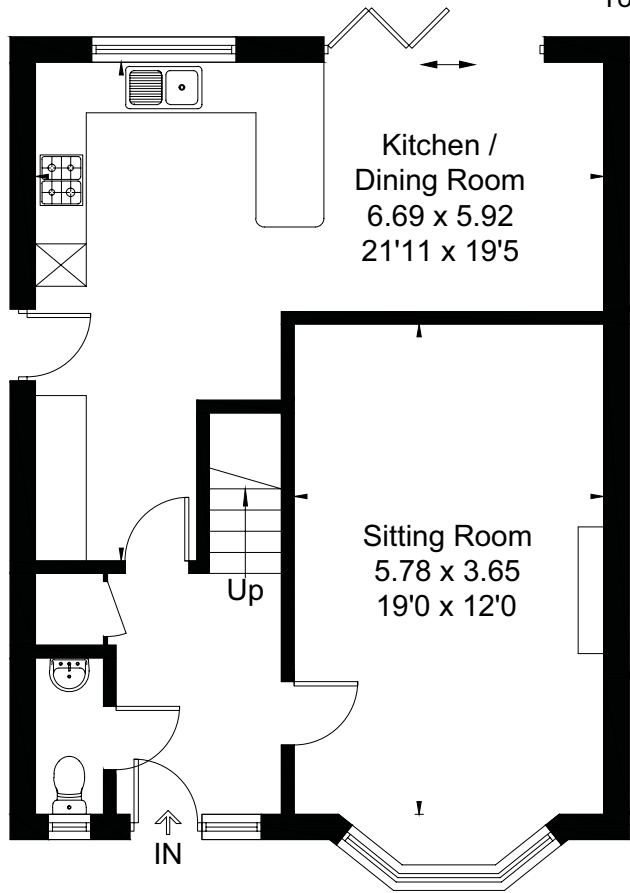
- The village has 2 pubs, post office, tennis club, cricket club, church, two popular primary schools and easy access to well respected secondary schools.
- There are also a wide range of independent schools in the area, including Elstree, St Andrew's, Brockhurst & Marlston House, Cheam, Bradfield College, Downe House and Pangbourne College.
- The more comprehensive amenities of Newbury and Reading are 4 and 14 miles respectively, and the M4 (J13) and A34 are just 3 miles away.
- A mainline service into Paddington can be picked up from Thatcham station which is about 2 miles away and there are regular services from Reading to Paddington taking approximately 25 minutes.
- Crossrail services from Reading: From December 2019, two Elizabeth line trains an hour (four an hour at peak time) will allow passengers to travel right through central London without having to change trains.

All times and distances are approximate

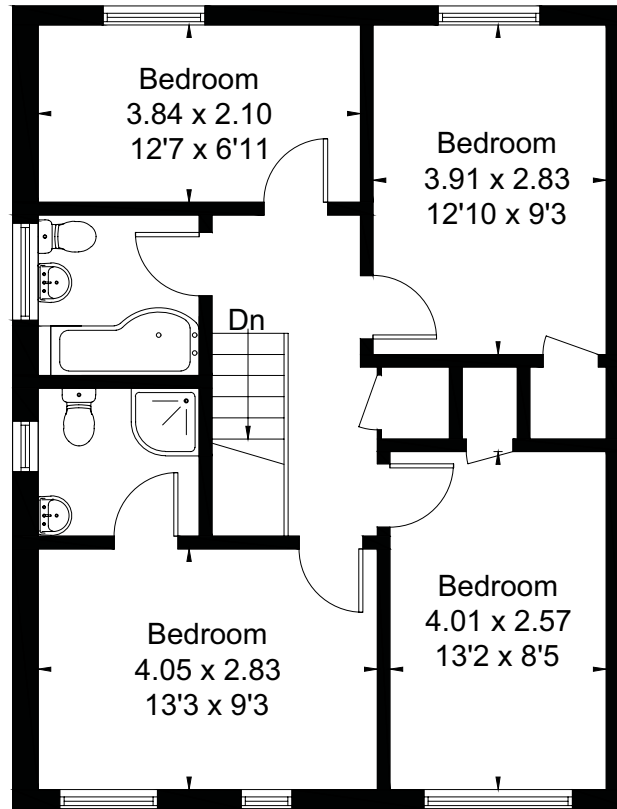
- RG18 9PJ



Approximate IPMS2 Floor Area = 121.8 sq m / 1311 sq ft
 Garage = 13.7 sq m / 147 sq ft
 Limited Use Area = 0.3 sq m / 3 sq ft
 Total = 135.8 sq m / 1462 sq ft



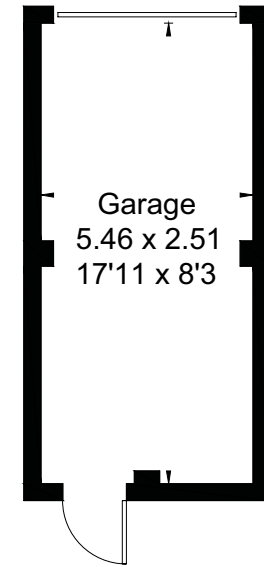
Ground Floor



First Floor



[Dashed box symbol] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.