

# WOODLAND VIEW

COLD ASH • WEST BERKSHIRE



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*Woodland View is a handsome detached family home, with five bedrooms and spacious, flexible accommodation, set in a peaceful woodland setting in the desirable Berkshire village of Cold Ash.*

Entrance hall • Sitting room • Dining room  
• Kitchen/Breakfast room • Utility • Office • Cinema room

Master bedroom with en suite • Guest bedroom with en suite  
• Four further bedrooms • Family bathroom

Double garage • Studio room above garage

Lawned gardens which wrap around the house



## Woodland View

The property is finished to a high standard, with attractive décor and high-quality fittings throughout. On the ground floor there are four reception rooms, including the light and airy double aspect sitting room, with its fireplace and French doors opening onto the rear gardens. There is also a spacious formal dining room, which is ideal for family meals or entertaining guests, an office and a cinema room. The kitchen and breakfast room has wooden units to base and wall level, black granite worktops, a central island and a range cooker, as well as two sets of French doors opening onto the gardens. Upstairs there are five double bedrooms, including the very generous master, with its en suite bathroom with dual washbasins, bathtub, and separate shower unit. There is one further bedroom en suite, plus a family bathroom, and a study, which could be used as a sixth bedroom if required.

To the front of the property there is a gravel driveway and parking area, which offers plenty of parking space, there is also separate access to the

detached garage. On the first floor of the garage there is a studio space, which is currently used as a home gym. The Y-shaped footprint of the property means there are gardens on all sides, with areas of paved terracing, lawns, border flowerbeds, a variety of shrubs and hedgerow, and a number of mature trees.

## Cold Ash, West Berkshire

Cold Ash is a well-regarded village, five miles north of the bustling market town of Newbury. Cold Ash itself has a village store and post office, plus a local pub. There are two primary schools in the village as well as the popular girls' school Downe House. Nearby there is an excellent range of independent schools including St Andrews, Brockhurst and Marlston, Bradfield, and Elstree to name a few. The nearby and attractive market town of Newbury has a choice of restaurants and cafés, with excellent shopping, leisure facilities and a choice of supermarkets. Newbury mainline station offers fast and efficient rail services to London Paddington (50 minutes). There are superb road links in the area, with the M3 and M4 both close-at-

hand, providing access towards London, the M25, Heathrow airport, and west towards Bristol and the southwest.

## Services

- Mains gas, water and electricity. Private drainage.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band G 2021/2022 £3,468
- Local authority: West Berkshire Council. Telephone 01635 551111
- RG18 9JB

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	79
(54-68)	<b>D</b>	83
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Floor Area = 302.0 sq m / 3250 sq ft  
 Garage = 51.0 sq m / 549 sq ft  
 Studio = 31.0 sq m / 333 sq ft  
 Total = 384.0 sq m / 4132 sq ft



Ground Floor

First Floor



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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.