



ROBINS RIDGE

Guide Price £775,000

Carter Jonas

ROBINS RIDGE BUCKLEBURY ALLEY COLD ASH RG18 9NN

- Newbury and Newbury station 4.5 miles
- Thatcham and Thatcham station 3.8 miles
- M4 (J13) and A34 5 miles

Entrance hall · sitting room with gas fire · kitchen/breakfast room · dining area · study area · family bathroom · principal bedroom with en suite · 3 / 4 further bedrooms · garage · garden and grounds of just over 0.5 of an acre · Energy Rating E

SITUATION

Robins Ridge is located down Bucklebury Alley, in Cold Ash, which is a quiet no through road and offers an abundance of nearby footpaths through farm and woodland. Cold Ash is an attractive sizeable village situated about 4.5 miles northeast of Newbury and 3.8 miles north of Thatcham. The village has a wide range of facilities including an infant and two primary schools, village hall, recreation ground with children's play area, tennis courts, two pubs and a village store/Post Office. Further amenities are available in the neighbouring town of Thatcham which offers a variety of supermarkets including Waitrose, smaller shops, a Post Office, a choice of schools and a number of other services. In terms of secondary education Cold Ash is within the highly regarded The Downs School catchment area, while the popular boarding school Downe House is situated to the north of the village. Further schools include St Andrew's, Elstree, Bradfield College, Brockhurst & Marlston and Pangbourne College. The M4 and M3 can be easily accessed for travel towards London and its airports or the West Country. Mainline trains run from Newbury, Thatcham or Reading into London Paddington whilst there is a regular service from Basingstoke to Waterloo. The area provides opportunities for scenic walks and country pursuits, with excellent riding country available locally.

A DECEPTIVELY SPACIOUS HOUSE TUCKED AWAY IN THIS MOST SOUGHT AFTER LOCATION AND BENEFITING FROM GROUNDS OF OVER HALF AN ACRE TO INCLUDE A SMALL BROOK AND AREA OF WOODLAND BEYOND.



DESCRIPTION

Robins Ridge was built in 1962 and is nicely tucked away in this no through road location. The property is deceptively spacious inside but also offers an exciting opportunity for an incoming buyer to extend subject to the relevant permissions. The accommodation briefly comprises an open hallway with open tread staircase and doors to the principal ground floor rooms. The current ground floor layout has been arranged with a sitting room with gas fire, kitchen/breakfast room leading to a dining area and study area beyond. There are 2 further ground floor rooms that offer a double bedroom and study complimented by a family bathroom. From the kitchen there is a door that leads to a utility area incorporated in the garage. Upstairs there is a principal bedroom with eaves storage and modern en suite bathroom. The accommodation is completed with 2 further bedrooms both with plenty of storage.

OUTSIDE

The property is approached via a tarmac drive leading to a parking area and the garage. To the rear of the property there is a large terrace overlooking the garden and woodland beyond. The garden is full of an array of flowers, shrubs and specimen trees and has the benefit of being very private. Within the garden there is a small ornamental pond with a path leading over the brook to an area of woodland.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, gas and water, septic tank drainage, gas fired central heating

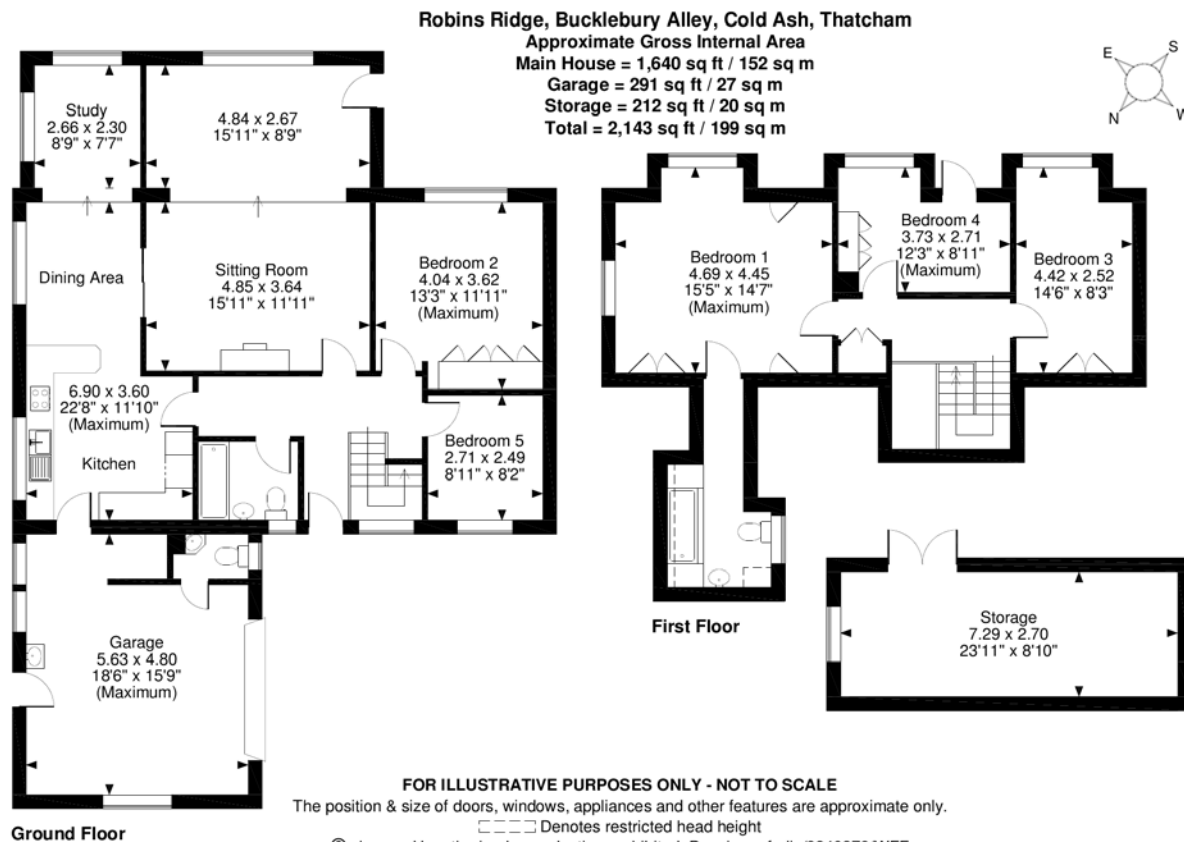
Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band F

Viewings: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG18 9NN – Once in Bucklebury Alley, Robins Ridge can be found on the right hand side once you have driven through the single lane road.





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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