



Siskin House, Cold Ash, Berkshire







An impressive family home built to a high specification with good natural light with lovely **countryside views**.

Summary of accommodation

Entrance hall | Sitting room | Open plan kitchen/breakfast room | Utility room | Dining room | Study | WC

Principal bedroom suite | Guest bedroom with shower en suite | Two further double bedrooms | Family bathroom

Double garage | Pretty garden with rural views

Distances

Newbury 4 miles (London Paddington 50 minutes), M4 (J 13) 5.2 miles, Reading 15.1 miles

(All distances and times are approximate)



Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford
RG17 0NF
knightfrank.co.uk

Fiennes McCulloch
01488 682726
hungerford@knightfrank.com



Berkshire

Siskin House is located in the highly desirable village of Cold Ash. It is a popular village with a good range of facilities including a shop/post office, two public houses, the primary schools of St Mark's and St Finian's plus the girls' school, Downe House.

There are many other popular state and independent schools in the area including Brockhurst & Marlston House, Bradfield College, Elstree, St Gabriels and Thorngrove.

There are tennis, cricket and football clubs, a large village green, a playground, village hall and church within walking distance of the house. More comprehensive shopping and recreational facilities can be found in nearby Newbury. Communications are excellent with mainline trains from Thatcham and Newbury to London Paddington taking about 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.



The property

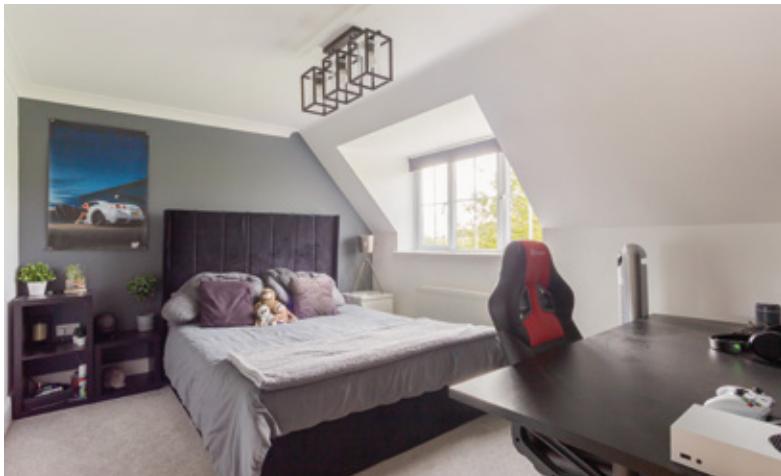
Siskin House was built in 2012 by Rivar Homes and is a fantastic modern house of about 2,531 sq ft with underfloor heating throughout the ground floor. The rooms are well proportioned with high ceilings and good natural light throughout.

The kitchen/breakfast room, very much the heart of the house, is a good size and has an island, a seating area and French doors leading onto the patio. The utility room is situated next door and has a side entrance. There is an impressive sitting room with log burner and French doors. Off the entrance hall is a double aspect dining room and a study, ideal for working from home.

The principal bedroom has built in wardrobes and a modern en suite bathroom with shower.

The second bedroom has amazing views over fields and has an en suite shower room. There are two further double bedrooms and a family bathroom with shower.





Gardens and grounds

The well-presented southwest-facing gardens, which have been recently landscaped, are enclosed, with a range of established flower beds and shrubs. The secluded patio and barbecue area are ideal for outdoor entertaining. The property is approached via a shared drive which leads to a double garage with electric doors, parking area for multiple cars and electric charging point.



Services

Mains water, drainage, electricity & gas. Underfloor heating (throughout the ground floor).

Property information

Tenure: Freehold

Local Authority: West Berkshire Council: Tel 01635 42400

Council Tax: Band G

EPC Rating: B

Offers in excess of £975,000

Postcode

RG18 9NX

What3words

Chuckling.thinks.couriers

Viewing

Viewing by prior appointment only with the agents.

Approximate Gross Internal Floor Area

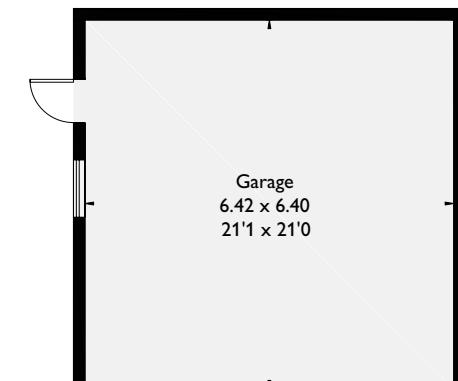
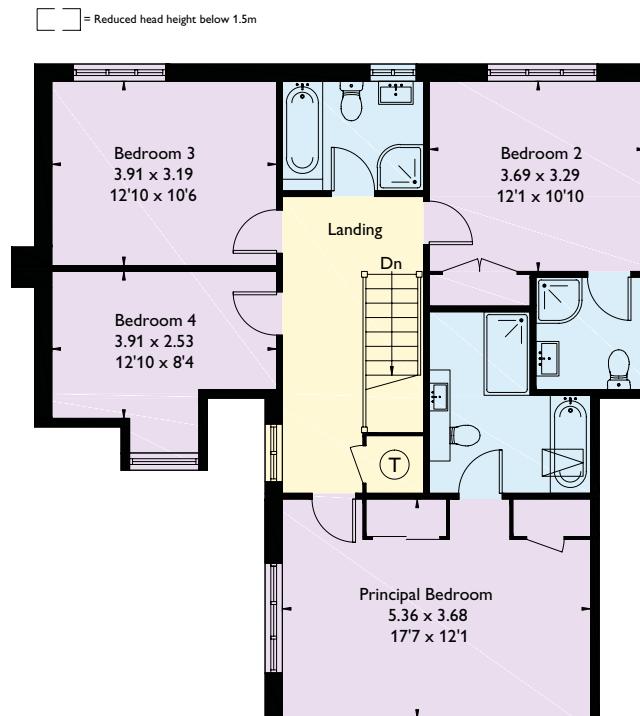
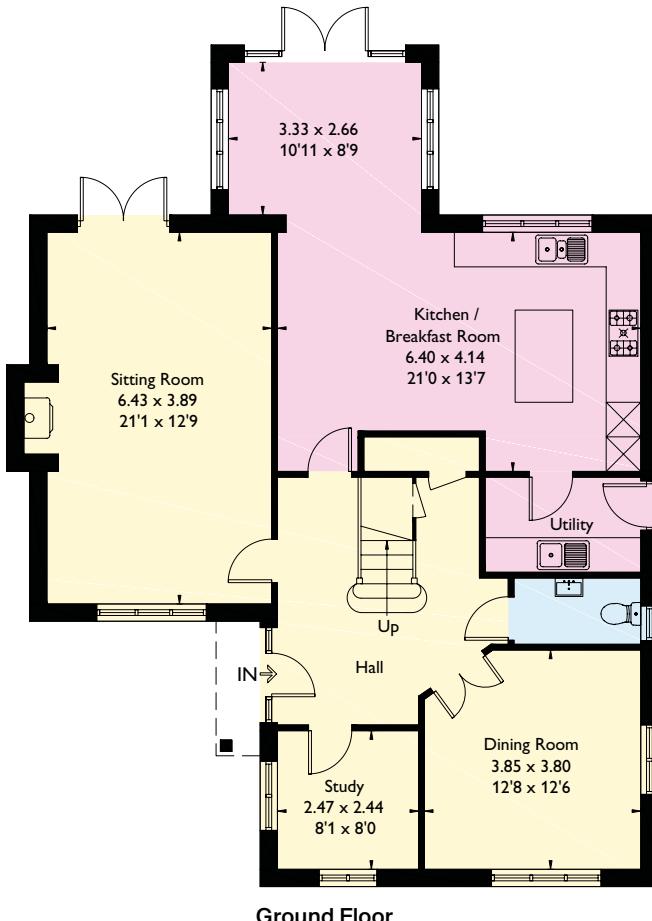
194.1 sq m / 2,089 sq ft

Garage = 41.1 sq m / 442 sq ft

Total = 235.2 sq m / 2,531 sq ft

Including Limited Use Area (1.0 sq m / 11 sq ft)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

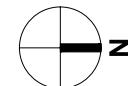
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated November 2022. Photographs dated November 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing, help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Brochure by wordperfectprint.com

= Reduced head height below 1.5m



PRODUCED FROM
SUSTAINABLE SOURCES

