



Siskin House, Cold Ash, Berkshire

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

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## 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)



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## 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 barbeque 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

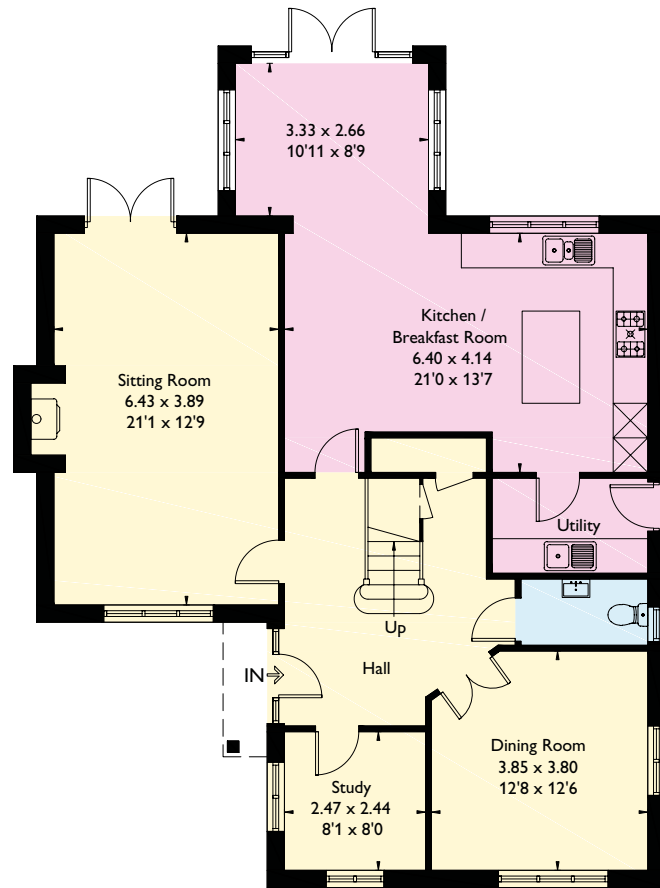
Garage = 41.1 sq m / 442 sq ft

Total = 235.2 sq m / 2,531 sq ft

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

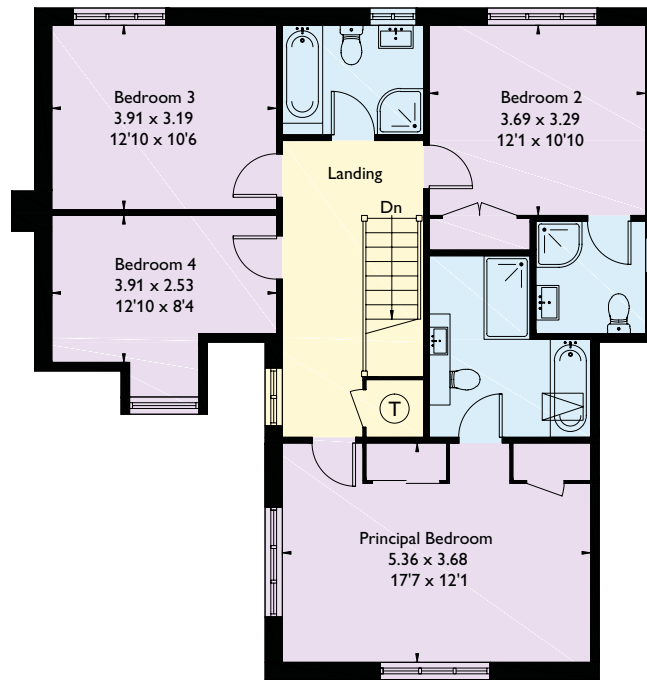
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

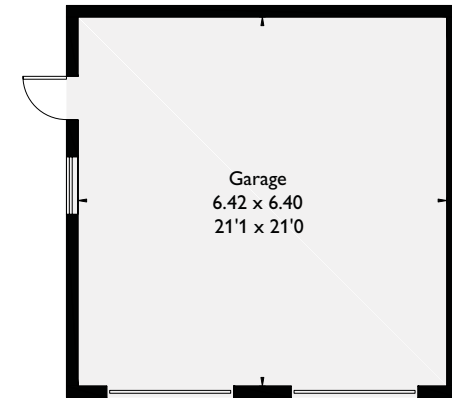


Ground Floor

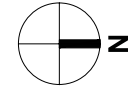
= Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



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.

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Particulars dated November 2022. Photographs dated November 2022.

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