



DOWNER & CO

TRUSTED SINCE 1988

1 Strouds Meadow, Cold Ash RG18 9PQ
Price: £599,950

Features.

- 2
- 4
- 2

Description.

A very well maintained detached and spacious family home located in the popular village of Cold Ash. Within walking distance to all the amenities the village has to offer this four bedroom home also offers plenty of parking together with a south facing garden.

The accommodation includes entrance hall, cloakroom, living room, dining/family room, conservatory, kitchen/breakfast room, master bedroom en-suite, two further double bedrooms plus spacious single bedroom and family bathroom. Outside there is a well kept south facing garden with access to the attached garage and ample driveway parking to front.

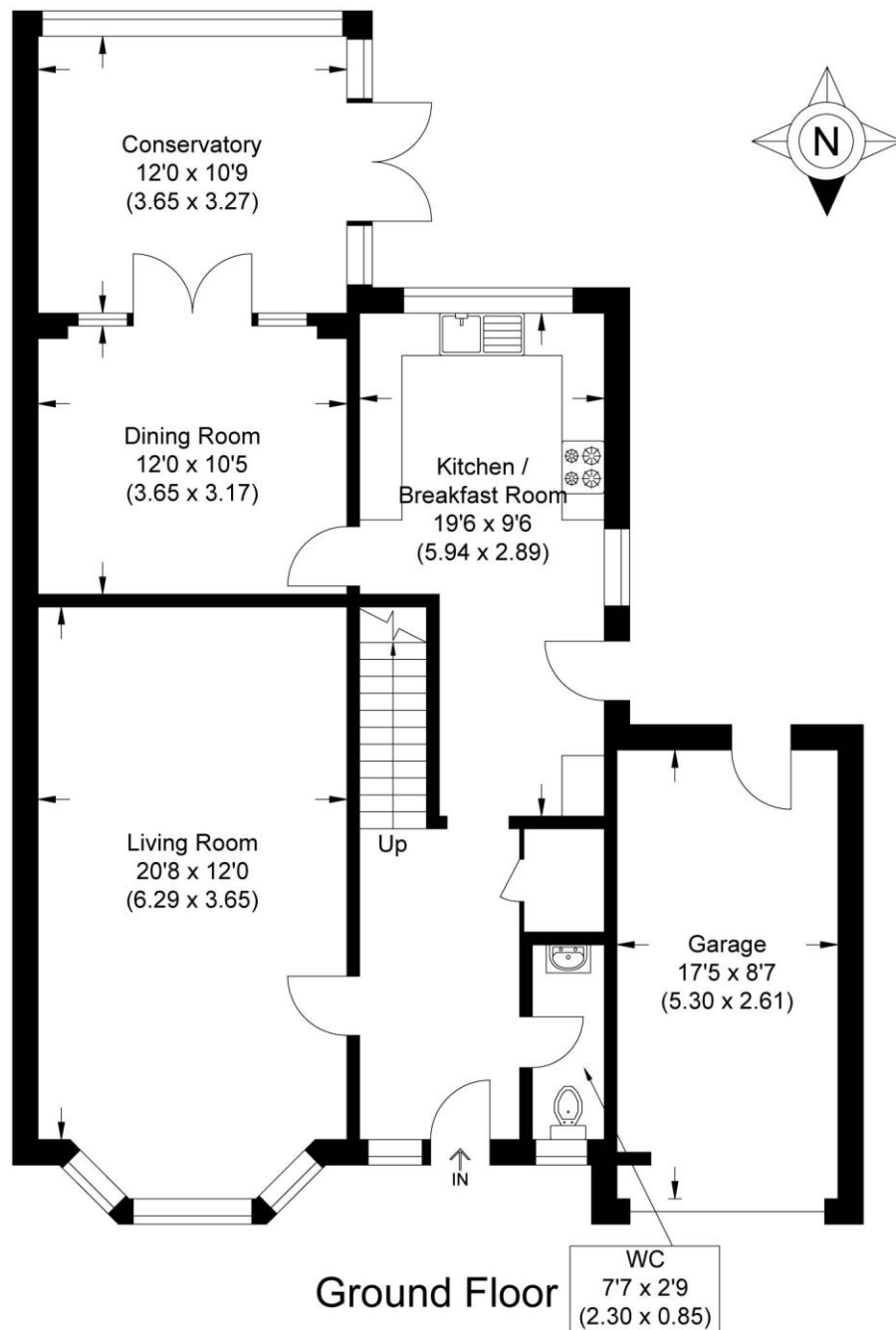


Location.

The very popular village of Cold Ash offers a local shop/post office, primary schools, two pubs and a large Village Green with pavilion and tennis courts. Cold Ash is in the catchment area for Trinity and The Downs Secondary School which has Outstanding OFSTED status of longstanding. The well renowned and private Down House school is within walking distance of the property.

Nearest towns are Newbury and Thatcham, just a few miles away, where there are supermarkets, restaurants, cafes, shops, and mainline rail stations to Reading, London Paddington and the West country. The M4 and A34 a few miles away provide road links to Reading, Oxford and the South coast.





Approximate Gross Internal Area
 142.06 sq m / 1529.12 sq ft
 (Excludes Garage)
 Garage Area 13.83 sq m / 148.86 sq ft

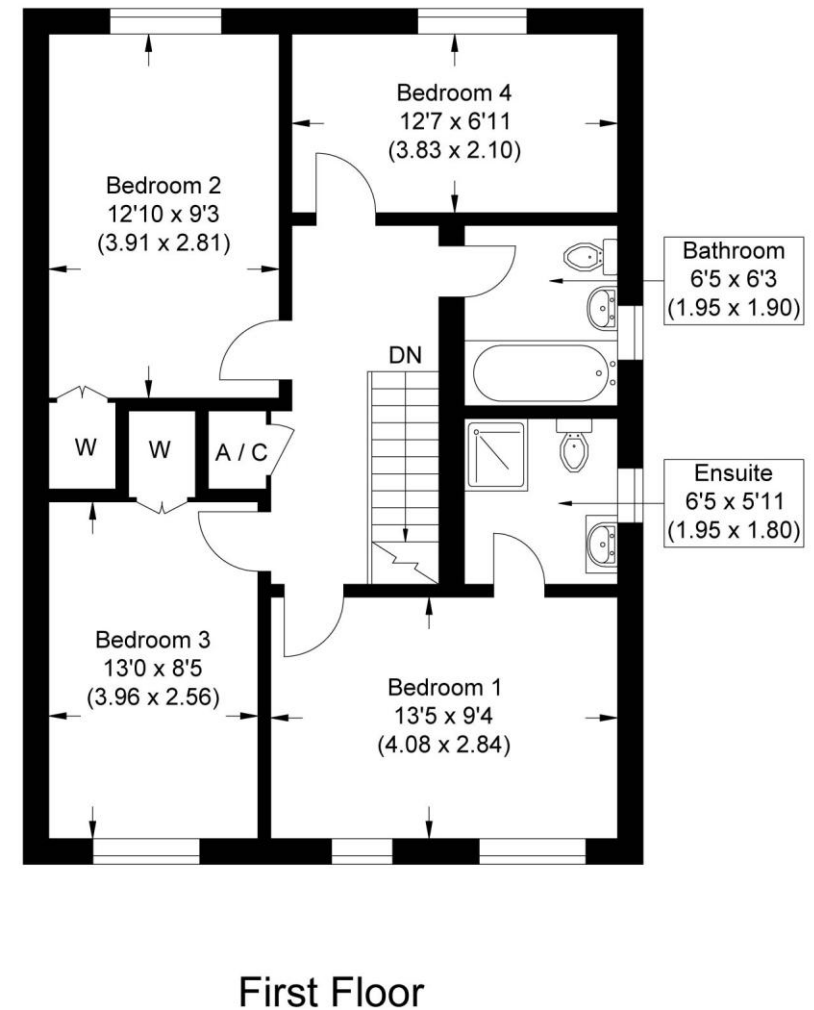


Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: TBC

COUNCIL TAX BAND: E
2026/2027: £2,999.83.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk