

In association with



Drake House
The Ridge | Cold Ash | Thatcham | West Berkshire | RG18 9HX



DRAKE HOUSE

A substantial detached family home which offers magnificent far reaching views across the valley with spacious and flexible accommodation







SITUATION

The Ridge is considered to be one of the most prestigious addresses in the area with fabulous views to the north from the edge of the escarpment.

The village of Cold Ash offers a shop/post office, public houses and renowned primary school and the area is known for its beautiful country walks and rural pursuits. There are excellent transport links with stations to London, Paddington at Newbury and Thatcham and the A34/M4 Junction 13 within easy reach. Between them these two towns offer a comprehensive range of shopping, leisure and educational facilities.

DESCRIPTION

This impressive and extended detached family home offers spacious and well-designed accommodation over two floors which comprises a traditional reception hall, impressive drawing room with a fireplace and a dining room (both with patio doors overlooking the garden), a fitted kitchen, utility room, family room, a study with bay window and a studio on the ground floor. The first floor provides a generous master bedroom with a large en-suite bathroom with separate shower and dressing room, four further double bedrooms and a family bathroom with separate shower. The attractive central staircase is the centrepiece of the large galleried landing and a delightful family home.

“ The afternoon sunshine floods into the spacious hall...





- Reception hall
- Drawing room
- Dining room
- Fitted kitchen
- Utility room
- Family room
- Large study
- Studio
- Galleried landing
- Master bedroom suite
- Four further double bedrooms
- Family bathroom
- Garage
- Delightful gardens
- Gas fired central heating
- Desirable location

Seller Insight

“Drake House occupies a wonderful and particularly convenient position on The Ridge in Cold Ash, an aspirational address on the northern side of Newbury and Thatcham with far reaching views across open and unspoilt countryside to the north, made all the more impressive by the escarpment which drops away at the end of the garden to give an impressive and encompassing wide NW to NE vista. “When we walked into the lounge and saw the stunningly peaceful green views through the large picture windows we knew immediately that this was the place for us” says Sara. “We feel as though we are in the middle of the countryside and yet everything is pretty much on our doorstep”.

The property is now a superb detached family home offering nearly 3,000 square feet with five bedrooms, two large bathrooms and four reception rooms plus a studio but it wasn't always this way. “I saw the potential in the house immediately” says Sara “the footprint was sizeable but the downstairs was disproportionately larger than the upstairs and I was hopeful that we could redress that balance. Within a matter of days I had been into West Berks planning office and discussed the feasibility of extending over the garage and study. Following a provisional ‘yes’ from them we put an offer on the house - ultimately turning it from a three-bedroom chalet to a spacious five-bedroom home, without losing any of the garden”.

The generous space available in the house makes it the ideal family home and the garden too is child friendly. The large lawn is level and makes the perfect garden for children to play.

The village has a real sense of community with a variety of events throughout the year and with two excellent primary schools there are a lot of social connections created via the children. The village offers a shop and post office, an excellent pub and there is convenient access to the M4 motorway at Chieveley, within 4 miles. “...and yet within 2 minutes we are strolling through the woods on the way to Bucklebury”.*





















GARDENS & GROUNDS

The property is approached via a tarmac driveway with ample parking in front of the garage and with hedgerow on the boundary, the remainder of the front garden being laid to lawn and planted borders. A footpath winds to the oak front door. The garage is set to the side of the house with the studio set behind, accessed from the rear garden, and through the utility room. The lovely and expansive rear garden offers a large level lawn, enclosed by hedgerow with some planted borders and a patio, and affords breath-taking views across the valley beyond the escarpment.







“ The bottom of the garden is a wonderfully tranquil place to be: the mature trees offer some dappled light and shade and it is lovely to come down here on a summer's evening, and hear almost nothing but birdsong, see red kites, herons and Canada geese, and enjoy the changing colours of a sunset looking across to the west....or, indeed, the beauty of a crisp autumn morning with the mists hanging low in the valley and the sunrise casting a fiery glow over the tips of the trees... Stunning” .



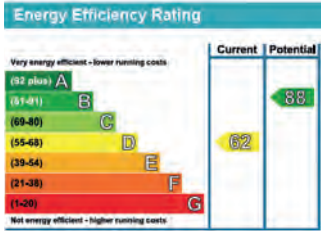
DIRECTIONS

From the Robin Hood roundabout in Newbury take the A4 towards Thatcham and continue until reaching the garden centre roundabout. Take the northern relief road (Tull Way) and follow the signs to Cold Ash. Go past The Regency Hotel turn left into Northfield Road which leads up to Cold Ash Hill. Continue up Cold Ash Hill until it levels out at the top where you will pass St Marks School on your right hand side. Turn right shortly after the school into The Ridge. Continue along The Ridge for approximately two thirds of a mile where Drake House will be found on the left hand side just beyond St Finian's school.

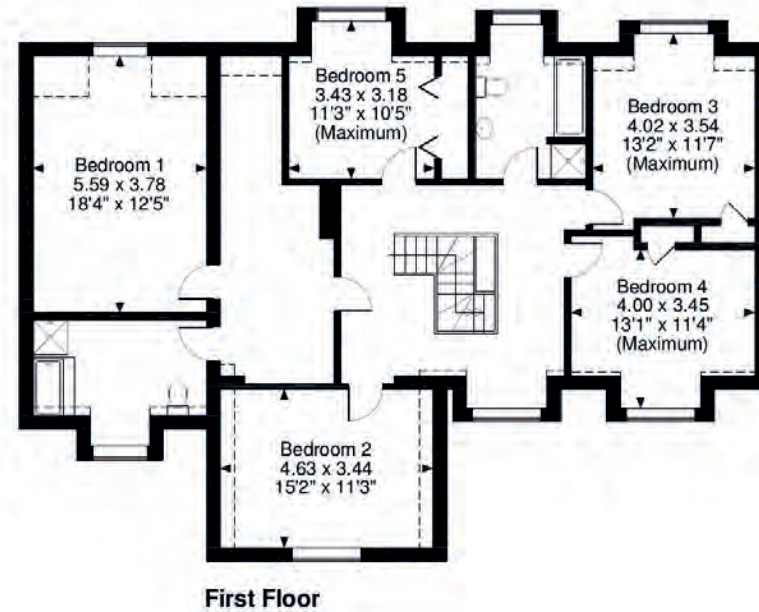
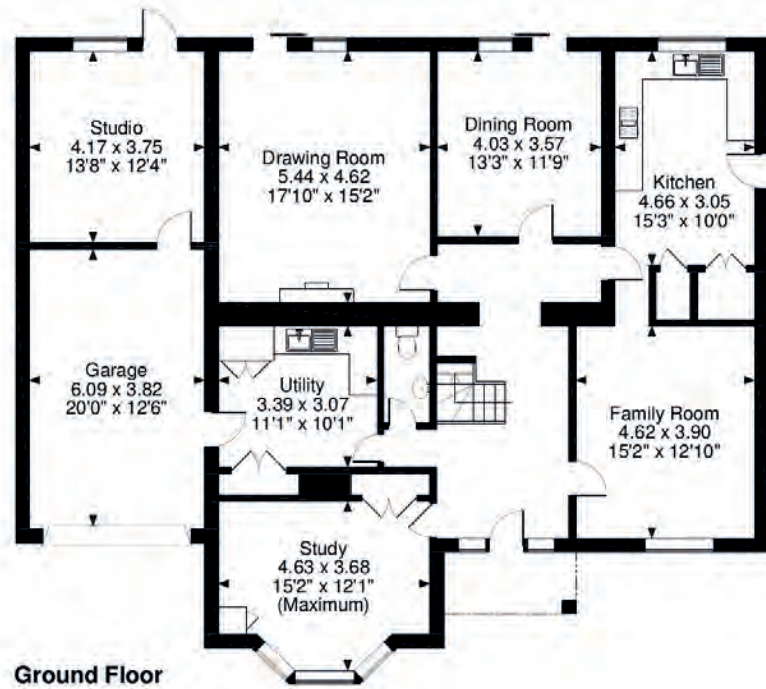
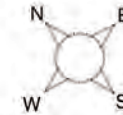
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Drake House, The Ridge, Thatcham
 Approximate Gross Internal Area
 Main House = 2846 Sq Ft/264 Sq M
 Garage = 250 Sq Ft/23 Sq M
 Studio = 171 Sq Ft/16 Sq M
 Total = 3267 Sq Ft/303 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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Fine & Country
Tel: +44 (0)1635 35010
newbury@fineandcountry.com
118 Bartholomew Street, Newbury, Berkshire RG14 5DT

