





## Collaroy Glen, Cold Ash, Thatcham, RG18 9PZ

Guide Price £1,100,000

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- Detached five bedroom family home
- Double garage with office above
- Large sitting room with inglenook fireplace
- Popular village location
- Tucked away down a private drive
- Private rear garden
- Master and guest bedrooms both with en-suite's
- Kitchen/breakfast room
- Two further additional reception rooms
- Gas central heating



Built in 1999 by local and respected builders Westbuild Homes, this handsome brick and flint built five bedroom detached family home sits in an enviable position, nicely tucked away in a picturesque setting down a private leafy drive, amongst three similar style properties which are rarely seen marketed. The spacious and flexible accommodation comprises entrance hall, cloakroom, large dual aspect sitting room with inglenook fireplace and working wood burner, kitchen/breakfast room, utility room, family room (currently used as a double bedroom), light and airy dining room with patio doors opening to the rear garden, study, master bedroom with en suite bathroom with separate shower cubicle, guest bedroom with en suite shower room, two further double bedrooms, generous single bedroom and family bathroom. Benefits include a double garage with office above, well manicured gardens, patio and decked areas for entertaining and gas fired central heating. Viewings highly recommended.









Approximate Gross Internal Area  
 230.66 sq m / 2482.80 sq ft  
 (Excludes Garage Floor)  
 Garage Floor Area 54.40 sq m / 585.55 sq ft



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



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