



DOWNER & CO

TRUSTED SINCE 1988

Flint Cottage  
Collaroy Glen  
Cold Ash RG18 9PZ

£1,100,000

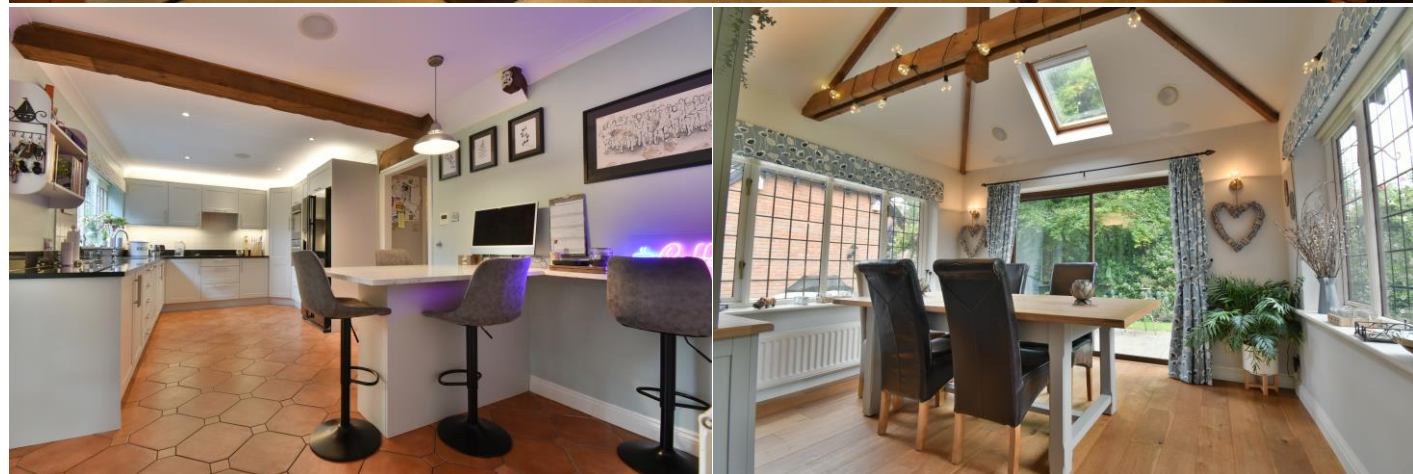




# Brick And Flint Built Five Bedroom Detached Family Home

## Features.

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



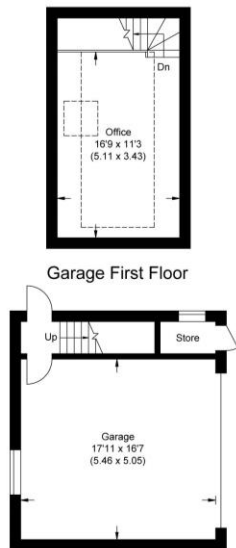


## Description.

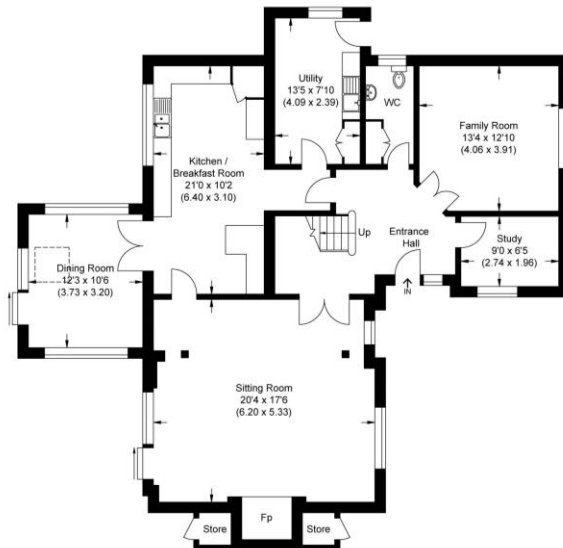
Built in 1999 by local and respected builders Westbuild Homes, this handsome brick and flint built five bedroom detached family home sits in an enviable position, nicely tucked away in a picturesque setting down a private leafy drive, amongst three similar style properties which are rarely seen marketed.

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



Garage First Floor



Ground Floor



First Floor

## Location.

The property is situated in the small village of Cold Ash, two miles north of the market town of Thatcham. The village has a village store and post office as well as local pubs. Thatcham has several shops and a choice of restaurants and cafés, while Newbury is another vibrant market town with excellent shopping, leisure facilities and a choice of supermarkets. There is a great range of schooling including Brockhurst, Downe House and Elstree, including the two excellent village primary schools, St Mark's and St Finian's which are both close by. Newbury mainline station offers fast and efficient rail services to London Paddington (40 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.

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: C**

**COUNCIL TAX BAND: G**

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

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

**[www.downer.co.uk](http://www.downer.co.uk)**

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