



Monksilver • Cold Ash • Berkshire

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An individually designed, 4-bedroom detached house, set in an acre of pretty gardens, together with nearly 3 acres of very beautiful woodland in an area noted to be of outstanding natural beauty.

3,520 sq ft / 327 m²
Gardens & Grounds extending to 1.1 acre
Woodlands extending to 2.8 acres
(all measurements are approximate)

Newbury 3.5 miles • Thatcham 2.5 miles • M4 Junc. 13 4 miles
(all distances approximate)

Your attention is drawn to the important notice on page 7





Dudley
**Singleton
& Daughter**
The Country Agent



Monksilver is unusually spacious, in excellent order and enjoys seclusion and privacy. The beautiful gardens have been extremely well maintained, as has the house with its new kitchen and bathrooms. Fishers Lane is a peaceful semi-rural lane, with hardly any through traffic.

Cold Ash is a well-regarded village with many amenities to include two primary schools, a cricket ground, tennis courts and club, a village hall, shop/post office, and two pubs. The village green hosts a variety of leisure and sporting activities. This is a delightful part of the countryside with lots of walks and bridal ways within the area.

The stations at Thatcham and Newbury offer fast services into Reading and Paddington, both with the Elizabeth Line.

Special features:

- There is the possibility of a large self-contained annex to the ground floor
- Spacious kitchen/breakfast/living room is wonderful area for all the family to use. This room has been recently refitted, with a Rangemaster cooking range, granite work surfaces, walk-in pantry, and bi-fold doors opening to the terrace and rear gardens, with views to the woodland
- Principal ground floor bedroom has fitted wardrobes, large ensuite, lots of windows, and French doors opening onto rear garden



- Spacious first floor drawing room is triple aspect and has lots of window giving wonderful views, with a multi-fuel wood burner
- Ground floor sitting room, with wood burning stove, and glazed full length windows with French doors opening onto the rear gardens
- Family bathroom has a modern bathtub and separate glazed sided shower with windows overlooking the rear gardens and door to airing cupboard
- The windows have all been replaced with primary double glazed PVC units

Summary of accommodation:

Ground floor: Entrance hall, sitting room, principal bedroom 1 with ensuite, two integrated garages, 2 cellar/stores.

First floor: Bedrooms 2, 3 & 4, drawing room, kitchen/breakfast/living room, snug/study/play room, bedroom 2 with ensuite, family bathroom, utility with WC, large landing.

Gardens: The westerly facing rear gardens are a natural sun trap, with large terraces, decked areas, loggias with vines, giving plenty of room for seating and summer dining. A path leads between well-maintained lawns to a gate which gives access to the woodland belonging to the property. The side gardens have a high-level seating area, raised bed vegetable garden and a greenhouse. Integral garages.

Gardens and Grounds extending to: 3.9 acres (approx.)



Local facilities: Cold Ash is a well-regarded village with amenities including a shop/post office, two public houses, The Castle and The Spotted Dog. There is a village green with tennis courts, playground, cricket and football pitches. Much of the surrounding countryside is wooded providing excellent walking and riding trails.

The nearby market town of Newbury offers a wide range of restaurants, theatres, cinemas, shopping, and leisure amenities, as well as its famous racecourse. Thatcham is a 5 minutes' drive with its many shops, including Waitrose.

The M4 and A34 are on the outskirts of the town, and give excellent access to London, Heathrow airport, and west towards Bristol and the southwest.

Stations at nearby Thatcham, Theale and Newbury give fast access to Reading and London Paddington, both with the Elizabeth Line.

Excellent schools: Nearby there are two well-regarded primary schools locally, and Downe House, widely regarded as one of the top independent, all-girls' boarding and day schools in the UK.

Within easy driving distance are many other excellent independent schools; St Andrews Prep, Brockhurst and Marlston, Bradfield College, Pangbourne College and Elstree to name a few.

Post Code: RG18 9NG

Tenure: Freehold

General:

Gas central heating

Mains electricity, gas and water

Septic tank drainage

High speed Gigaclear broadband connected FTTP

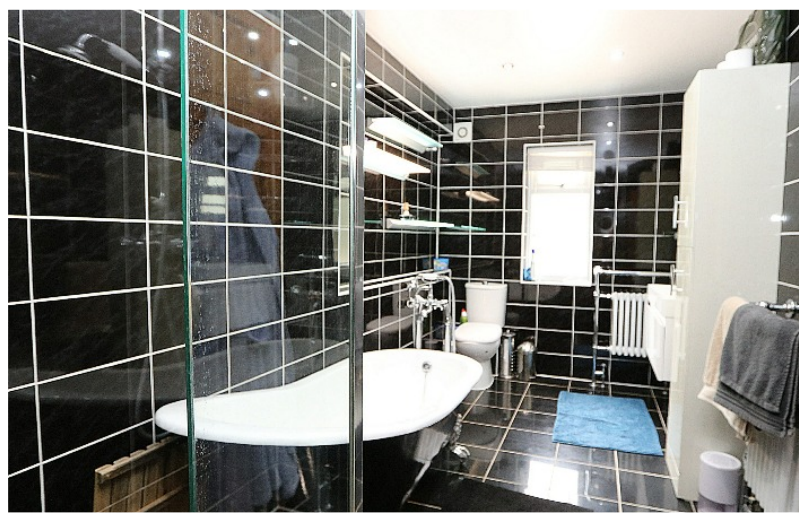
The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

EPC Rating: D

Council Tax Band: West Berkshire, Band G

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.





TOTAL APPROX. FLOOR AREA 327.0 SQ.M. (3520 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



GROUND FLOOR APPROX. FLOOR AREA 140.0 SQ.M. (1507 SQ.FT.)

----- Restricted height
Cellar/Store 2 - restricted height throughout

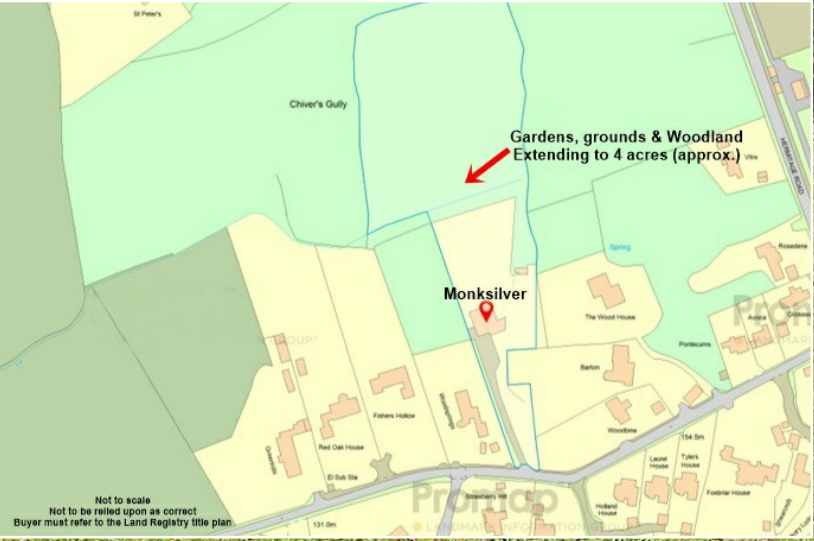


FIRST FLOOR APPROX. FLOOR AREA 187.0 SQ.M. (2013 SQ.FT.)

IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN

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