



# Netherton Lodge

Fishers Lane, Cold Ash, West Berkshire

**STRUTT  
& PARKER**

an epc group



## A beautifully presented family home situated in a peaceful position close to Newbury

Netherton Lodge is set in a tranquil and enchanting south-facing garden, surrounded by woodland with beautiful, landscaped features, in a sought after position on the edge of the village of Cold Ash and within moments of open rolling countryside.



**5 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,653 SQ FT**



**GUIDE PRICE  
£1,225,000**



### The property

Netherton Lodge is a splendid detached property offering attractive accommodation arranged across three light-filled levels. It provides more than 2,500 square feet of characterful living space, with a wealth of attractive detailing throughout. On the ground floor there are three comfortable, flexible reception rooms including the dining room at the front with its bay window, as well as the useful study for home working. Towards the rear, there is a well-proportioned sitting room with a feature fireplace and views across the garden. The ground floor also includes a well-equipped kitchen with space for a breakfast table and French doors opening onto the garden. The kitchen features fitted wall and base units, a central island with a breakfast bar and split butler sink, as well as a stainless steel range cooker and space for a dishwasher and an American-style fridge/freezer. On the lower level there are a further two well-presented reception rooms. These include the family room with its heavy timber beams and brick fireplace fitted with a woodburning stove, while double doors lead to the stunning garden room with its exposed

timber framing and panoramic views across the garden. There are two double bedrooms on the lower ground floor, with access to a family bathroom. A further bedroom with an en suite shower room can be found on the ground level, making it ideal as a guest bedroom. The luxury principal bedroom is found on the first floor with its dressing room and en suite bathroom.

### Outside

At the front of the property, the gravel driveway provides plenty of parking space, as well as access to the detached, timber-framed double garage for further parking and storage space. Steps lead to the raised entrance, which is bordered by beds with various shrubs, while there is also a lower area at the front with raised beds. The rear garden features plenty of charming landscaped details, including the timber-framed gazebo/summer house set in a round patio area towards the end of the plot. There are further patio areas across the back of the house, providing space for al fresco dining.





## Location

The property is situated in the small village of Cold Ash, two miles north of the bustling market town of Thatcham. The village has a village store and post office, plus two local pubs, while there are also two primary schools in the village. Thatcham has several shops and a choice of restaurants and cafés, while Newbury is another vibrant town with excellent shopping, supermarkets and entertainment facilities, including at the Kennet Centre. Leisure facilities include Kennet Leisure Centre in Thatcham, Northcroft Park and Leisure Centre in Newbury, and golf at Donnington Valley and Newbury & Crookham Golf Club. Newbury is also home to world-class horse racing at Newbury Racecourse. The M3 and M4 are both close-at-hand, providing access towards London, the M25, Heathrow airport, and west towards Bristol and the southwest.

## Distances

- Hermitage 2 miles
- Newbury 3 miles
- London Heathrow 46 miles

## Nearby Stations

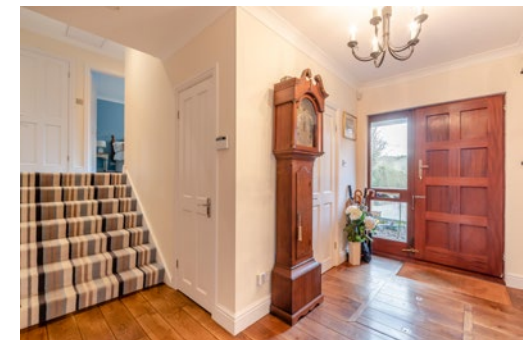
- Thatcham (46 minutes to London Paddington)
- Newbury

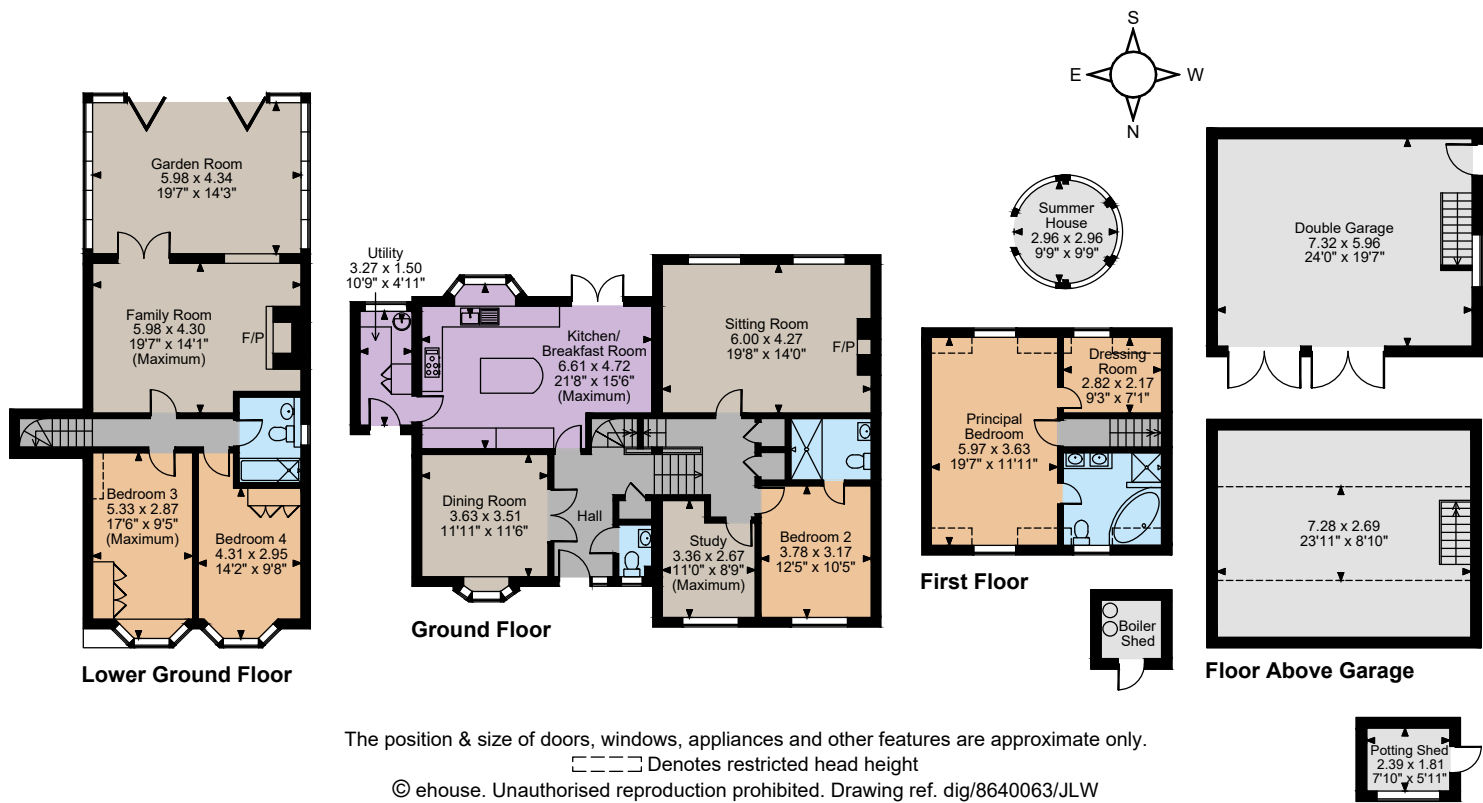
## Key Locations

- North Wessex Downs Area of Outstanding Natural Beauty
- Highclere Castle
- Basildon Park

## Nearby Schools

- Downe House School
- Elstree School
- St Andrew's School
- Brockhurst and Marlston House Schools





The position & size of doors, windows, appliances and other features are approximate only.  
Denotes restricted head height  
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**Floorplans**  
House internal area 2,653 sq ft (246 sq m)  
For identification purposes only.

**Directions**  
RG18 9NG  
What3Words: ///rattled.operation.wiped

**General**  
Local Authority: West Berkshire Council  
Services: Mains water and electricity. Compliant private drainage. Gas central heating.  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
Council Tax: Band F  
EPC Rating: D

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