

Red Oak House, Fishers Lane,
Cold Ash, West Berkshire



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3,744 sq ft (348 sq m) | Freehold
5 bedrooms | 5 reception rooms
3 bathrooms | Double garage
Grounds approaching 1.3 acres

Guide price £1,650,000



A substantial five-bedroom family home in generous grounds, offering spacious and versatile accommodation in an attractive setting.

Red Oak House is a stylish and spacious home occupying a wonderful, elevated position in a popular village location within an AONB. The impressive galleried reception hall provides a striking first impression and gives access to the principal reception rooms. The superb 26ft drawing room features a large brick fireplace with a wood-burning stove and French doors opening onto the rear garden.

The stylish contemporary kitchen/breakfast room is fitted with granite work surfaces, a central island and Aga, with bi-fold doors seamlessly connecting the space to the rear terrace and garden beyond. Adjoining the kitchen is a practical utility room leading to a rear hall with side access, together with a boot room offering extensive built-in storage and a cloakroom/WC.

Further ground floor accommodation includes a study, a sitting room opening into the conservatory, which enjoys delightful views over the gardens, and an additional guest WC.

The first floor comprises five well-proportioned bedrooms. The impressive principal suite benefits from a dressing room with extensive fitted storage and an en-suite bathroom. Bedroom two also enjoys the advantage of an en-suite shower room. The remaining bedrooms are served by a stylish family bathroom featuring floor-to-ceiling tiling, a bath and a separate walk-in shower.

Externally, the property is approached via an in-and-out driveway providing ample parking for several vehicles. There is a detached double garage, with one bay currently utilised as a gym. The professionally landscaped rear gardens are predominantly laid to lawn and include a decked seating area ideal for outdoor entertaining. Mature trees and established planting provide a high degree of privacy and create an attractive setting. A pathway leads to a stream-fed natural pond, forming a tranquil oasis within the grounds. The property also benefits from a stable block comprising two loose boxes and a tack room, together with a summer house that could easily be adapted as a home office or garden studio.





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, tennis courts and club, a village hall, plus two local pubs.

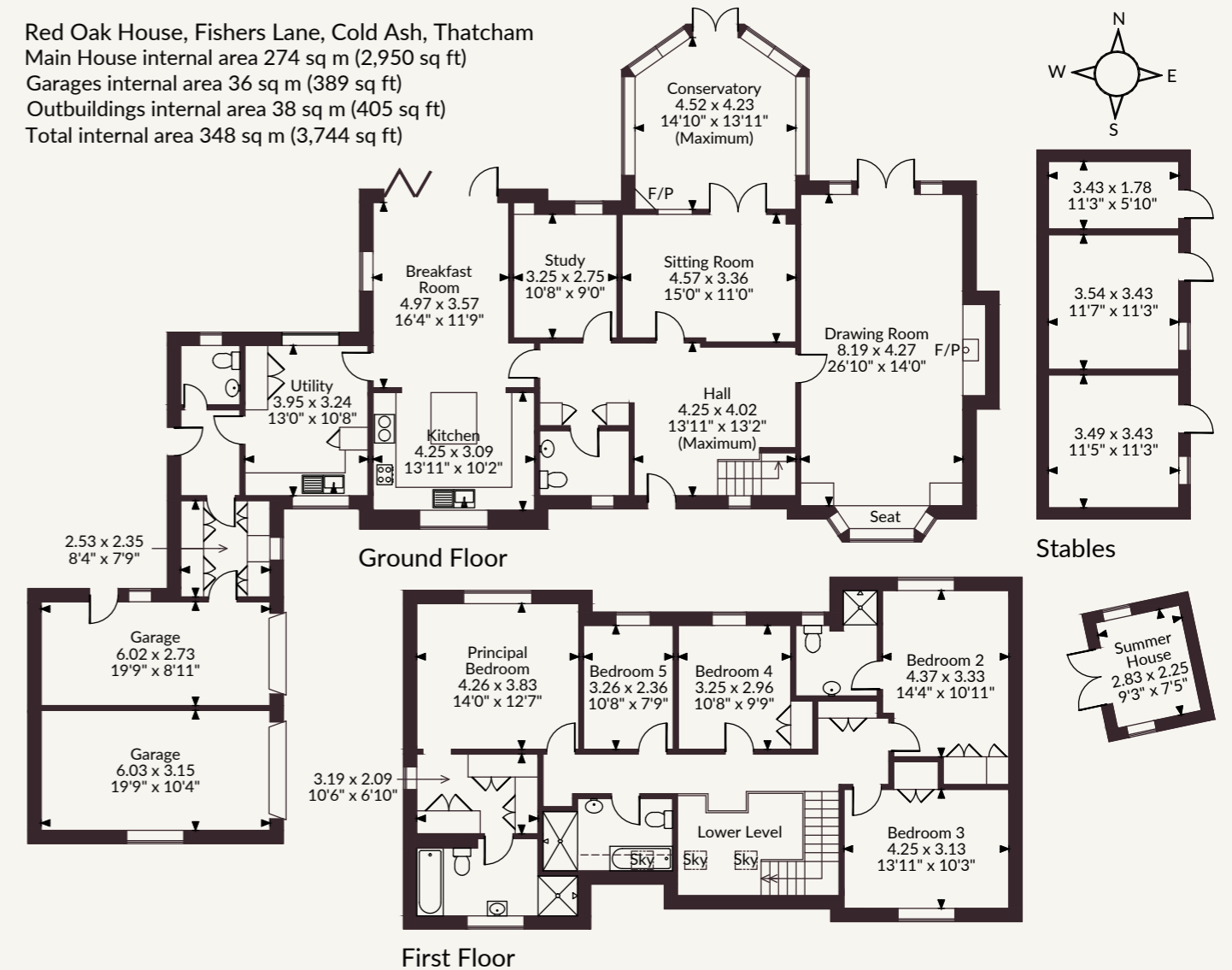
There is an excellent selection of schools locally with two primary schools in the village and a choice of secondary schools in Newbury and Thatcham, such as Kennett School and St. Bartholomew's. There are several highly rated independent schools within Cold Ash or close by, such as Downe House, Brockhurst & Marlston, Cheam, Elstree, St Andrew's and Bradfield College. Marlborough College, Radley College, Eton College and Winchester are all within approximately 45 minutes.

Thatcham has several shops and a choice of restaurants and cafés, while Newbury is another vibrant town with excellent shopping, supermarkets and entertainment facilities. It is also home to world-class horse racing at Newbury Racecourse.

Both Thatcham and Newbury have train stations offering direct access to London Paddington. The M3 and M4 are both close-at-hand, providing access towards London, the M25, Heathrow airport, and west towards Bristol and the southwest.



Red Oak House, Fishers Lane, Cold Ash, Thatcham
 Main House internal area 274 sq m (2,950 sq ft)
 Garages internal area 36 sq m (389 sq ft)
 Outbuildings internal area 38 sq m (405 sq ft)
 Total internal area 348 sq m (3,744 sq ft)




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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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General
Local Authority: West Berkshire District Council
Services: Mains supply gas, water and electric. This property has a private drainage system which may not comply with current regulations. Further details available from the agent
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Strutt & Parker Newbury
55 Northbrook Street, Newbury RG14 1AN
01635 521707 | newbury@struttandparker.com

 @struttandparker [struttandparker.com](https://www.struttandparker.com)

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