Fir Tree House Hermitage Road, Cold Ash, West Berkstore

II



# A handsome, Victorian family home with 4 bedrooms set within impressive grounds.

A splendid detached house with plenty of character and generous proportions, set in almost an acre on the edge of the village of Cold Ash, within moments of woodland and open rolling countryside.





#### The property

Fir Tree House is an attractive, valuably unlisted home dating back to circa 1840. The house is situated in a fabulous location on the edge of the village, in close proximity to woodland and open countryside, yet close to excellent amenities and highly regarded schools. The house provides comfortable, well laid-out accommodation with well proportioned rooms and large windows affording plenty of natural light.

There are a number of rear aspect reception rooms all enjoying lovely views of the garden, including a charming sitting room, formal dining room, both of which have charming feature fireplaces and French doors out to the terrace, as well as a useful study or playroom. The hub of the home is the farmhouse-style kitchen/breakfast room. The kitchen is fitted with a range of wooden cabinets and breakfast bar, with plenty of space for a dining table. In addition, there is a recently refurbished ground floor shower room.

Upstairs the spacious principal bedroom benefits from a secondary room off it, which can be utilised as a dressing room, fifth bedroom or even converted into an en suite. There are three further bedrooms and a family bathroom.

In addition to the main house there is a substantial double garage/ outbuilding with an abundance of storage space and utility area. The building has scope to convert into accommodation, a workshop or studio, subject to necessary planning consents.

#### Outside

Access is via a gated entrance and sweeping gravel driveway. The house sits comfortably within grounds approaching an acre. The gardens are mainly laid to lawn interspersed with mature hedges, trees and shrubs. There is a former vegetable garden and area dedicated to wildflowers. An attractive paved terrace runs along the back of the house, ideal for entertaining and relaxing.



#### Location

The property is situated in the 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 a range of shops, including a Waitrose supermarket 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**

- Newbury Racecourse
- The Living Rainforest
- Highclere Castle
- Watermill Theatre

# **Nearby Schools**

- Downe House
- Brockhurst and Marlston
- St Marks CE Primary
- St Finians Catholic Primary















The position & size of doors, windows, appliances and other features are approximate only.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a feerral fee of 10% of the net nicome received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Strutt & Parker is a trading style of BNP Parbas Real Estate Advisory & Property Management UK Limited

#### Floorplans

House internal area 2,151 sq ft (200 sq m)

Outbuilding internal area 764 sq ft (71 sq m)

Total internal area 2,915 sq ft (271 sq m)

For identification purposes only.

### **Directions**

RG18 9JN what3words: ///footballers.array.troll

#### General

Local Authority: West Berkshire Council

Services: Mains supply gas, electricity, drainage and water.

**Mobile and Broadband checker:** Information can be found here <u>https://checker.ofcom.org.uk/en-gb/</u>

Council Tax: Band F

EPC Rating: D

Newbury 55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com struttandparker.com



MIX

Paper | Supporting

responsible forestry

FSC" C209466

**O** @struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.