



Fir Tree House

Hermitage Road, Cold Ash, West Berkshire

**STRUTT
& PARKER**

AN ERMES GROUP

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.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE/ OUTBUILDING



0.82 ACRES



FREEHOLD



RURAL/ VILLAGE



2,151 SQ FT



**GUIDE PRICE
£1,250,000**



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

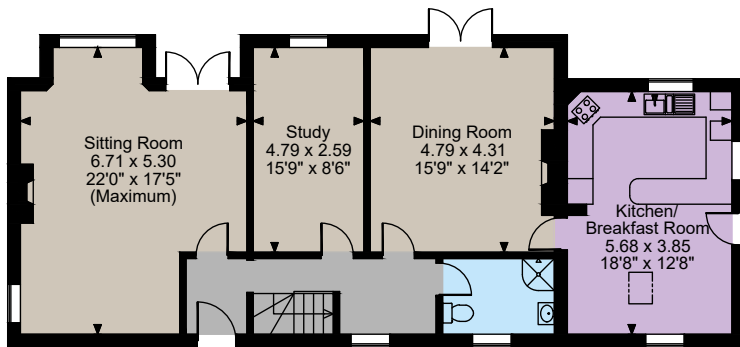
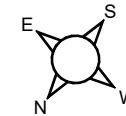
Key Locations

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

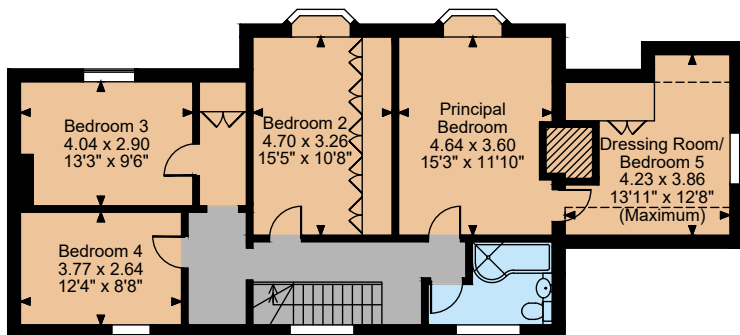
Nearby Schools

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

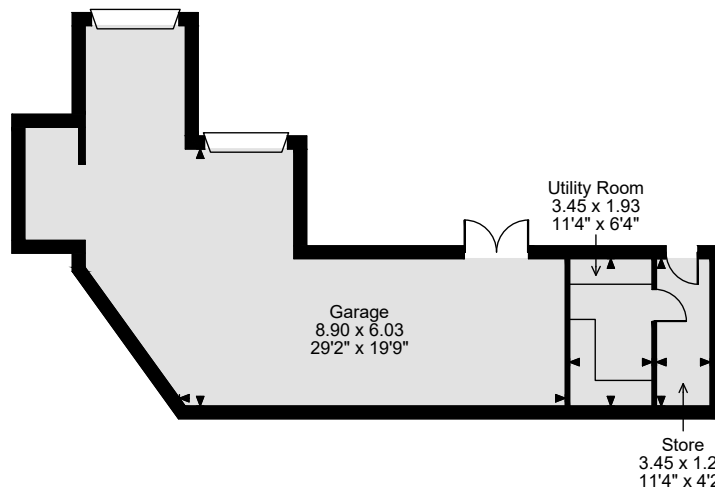




Ground Floor



First Floor



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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8645440/SS

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 <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

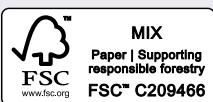
Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com

struttandparker.com



@struttandparker

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

For the finer things in property.

