



Pinecote

Cold Ash, West Berkshire

STRUTT  
& PARKER

BNP PARIBAS GROUP



## An attractive and well-connected four-bedroom home, combining modern style with timeless character

A beautifully presented detached family home, set in a sought-after position in the heart of the village of Cold Ash. The property sits within easy reach of the local amenities of Thatcham and Newbury, and moments from beautiful rolling countryside.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,276 SQ FT**



**GUIDE PRICE  
£1,200,000**



### The property

Pinecote is beautifully presented four-bedroom family home, featuring part-clad and red brick elevations and set in a well-maintained garden. Situated in the heart of the desirable village of Cold Ash, the property features light and spacious living accommodation with neutral and understated styling, as well as a combination of modern fittings and character details. On the ground floor, a welcoming split-level hallway leads to a useful office and a utility room with fitted storage and space for appliances. Steps open into the rear-aspect, open-plan kitchen and dining room. This well-proportioned living and entertaining room has wooden flooring, space for a dining table and a seating area, exposed brick feature-wall and bi-fold doors opening to the garden. The kitchen itself has extensive fitted units and wooden worktops, and space for a range cooker. Additionally on the ground floor there is a generous sitting room with fireplace and woodburning stove, along with French doors opening to the garden.

Upstairs there are four well-presented double bedrooms, including the principal bedroom with built-in wardrobes, dormer windows overlooking the rear garden, and en suite bathroom with walk-in shower. One further bedroom benefits from fitted storage. The first floor also has a family bathroom with a stylish suite, featuring a freestanding roll top bath and separate shower.

### Outside

At the front of the property, the gravel driveway is sheltered from the road by high hedgerows and provides ample parking for several vehicles. There is also a detached double garage. At the rear, the garden is bordered by established hedgerows and mature trees and features a south-facing patio area for al fresco dining with raised beds and an area of lawn beyond. There is an additional patio area, accessed via the sitting room's French doors, providing space in which to enjoy the peaceful surroundings, while the timber-framed shed or summer house offers garden storage.





## 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

- Thatcham 2.4 miles
- Newbury 4.2 miles
- Reading 18 miles

## Nearby Stations

- Thatcham Station
- Newbury Station
- Theale Station

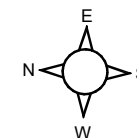
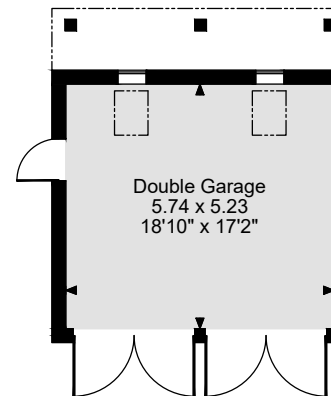
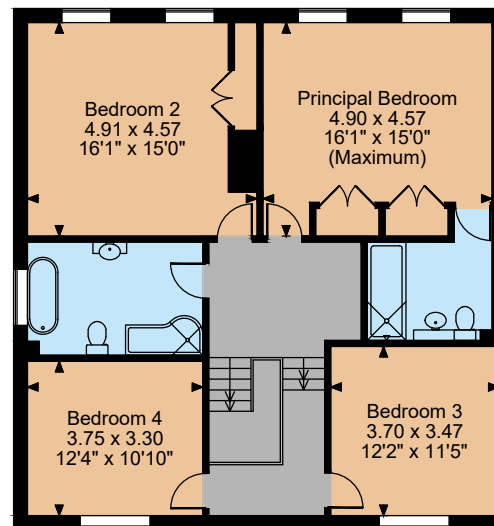
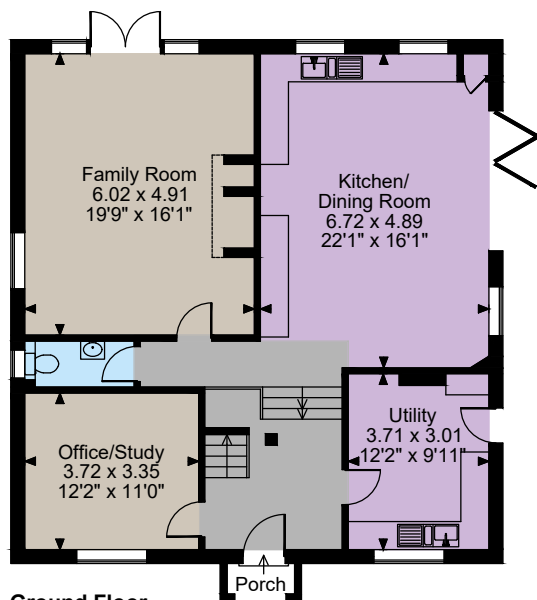
## Key Locations

- The Watermill Theatre
- Thatcham Nature Discovery Centre
- Highclere Castle

## Nearby Schools

- Bradfield College
- Downe House
- Kennet School
- St Marks CoE Primary





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

House internal area 2,276 sq ft (211 sq m)

Double Garage 323 sq ft (30 sq m)

Total internal area 2,599 sq ft (241 sq m)

For identification purposes only.

## Directions

RG18 9JN

what3words: ///coining.boots.honeybees

## General

Local Authority: West Berkshire Council

Services: Mains supply gas, water and electric.

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

Council Tax: Band G

EPC Rating: C

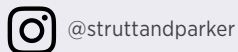
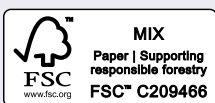
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## Newbury

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