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## **THE BRIARS HERMITAGE ROAD COLD ASH RG18 9JH**

– Newbury and Thatcham town and stations 4 miles  
– M4 (J13) 4 miles

Entrance hall · WC cloakroom · drawing room · secondary kitchen · sitting room · family room · dining room · kitchen · utility room · principal bedroom with en suite · guest bedroom with en suite · 3 further bedrooms · family bathroom · west facing garden and patio · gravel drive · Energy Rating D

### **SITUATION**

The Briars occupies an extremely convenient position close to the centre of Cold Ash. Cold Ash is a well-regarded village about 4 miles northeast of Newbury. Much of the surrounding countryside is wooded which provides attractive walks. Communications from here are very good, both by road and rail. The A4, A34 and M4 are all easily accessible and the mainline rail service into London (Paddington) can be picked up either in Newbury or at Thatcham. The village has an excellent range of facilities to include 2 public houses, village shop/post office, church and is also well served for schools with popular primary schools in the village, and easy access to well respected secondary schools and prep and senior independent schools to include Down House, Bradfield College, Pangbourne College, Brockhurst and Marlston and Elstree.

### **DESCRIPTION**

The Briars is believed to have been constructed in 2002 and is built of part brick and part tile hung elevations under a clay tiled roof. All of the accommodation at the property is of a good size, and the principal rooms provide excellent everyday family living space. The front door opens into a spacious hallway with solid oak flooring and stairs rising to the first floor. The double aspect kitchen/dining room, which is of a generous size, consists of oak units, tiled flooring, and has large french doors leading onto the patio and west facing garden beyond.

**AVAILABLE CHAIN FREE IS THIS SUBSTANTIAL FAMILY HOUSE  
LOCATED CENTRALLY IN THIS SOUGHT AFTER VILLAGE WITH FLEXIBLE  
ACCOMMODATION AND WEST FACING GARDEN.**



leading onto the patio and west facing garden beyond. The ground floor also provides a triple aspect sitting room, also with double doors onto the garden, and an open fireplace. There is an excellent family/playroom, substantial drawing room with adjoining kitchen which could be used as an annex, and finally a well presented cloakroom and utility room.

On the first floor, the galleried landing provides access to the 5 double bedrooms. The principal suite has views over the garden, and an array of wardrobes and cupboards and a well-appointed bathroom with separate shower. The remaining bedrooms are well presented and there is also a further family bathroom and en-suite bathroom to bedroom 4.

A hatch gives access to the extremely spacious loft, which is boarded, and has lighting. Subject to the necessary planning consents and building regulations this area could be extended to provide a games room, extra bedrooms, or media room.

## OUTSIDE

The Briars is approached over a gravel driveway providing plenty of parking behind a mature hedge. The private rear garden is principally laid to lawn which is part enclosed by hedging, panel fencing, and shrub filled borders. Adjacent to the house there is a large patio area and to the side there are two sheds.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band C

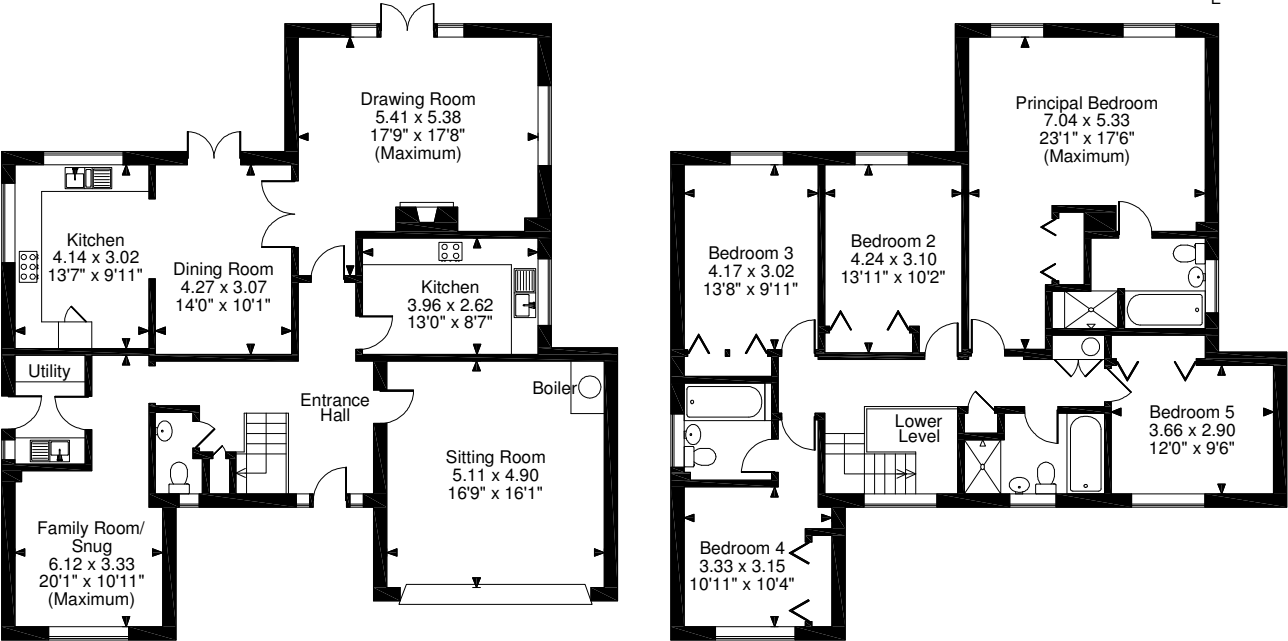
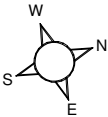
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** From Newbury, take the B4009 towards Hermitage and after approx. 2 miles, turn right into Fishers Lane. Follow this lane to the top and at the junction, turn right into Hermitage Road. Immediately after the first traffic calming island, turn right into a gravel lane signposted Fox Lea. The Briars is the first property on the left.





**The Briars, Hermitage Road, Thatcham**  
**Approximate Gross Internal Area**  
**2,602 sq ft / 242 sq m**



**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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