



LISS HOUSE

Carter Jonas

LISS HOUSE COLD ASH HILL COLD ASH RG18 9PS

- Newbury town and mainline station with trains to London Paddington 4 miles
- Thatcham town and mainline station with trains to London Paddington 3 miles
- M4 (junction 13) 5 miles
- Excellent road links to A34 and highly respected schools

Entrance lobby · impressive entrance hall · open plan layout with double doors to drawing room · sitting room and open to a family room · all south facing with lovely views over the terrace and garden · dining room · kitchen/ breakfast room · larder · utility room · two ground floor cloakrooms · storage room · boiler room · principal bedroom with ensuite bathroom and second ensuite shower room · guest bedroom with ensuite bathroom · three further first floor bedrooms · family bathroom · staircase leading to a large loft · enclosed courtyard where there is a double garage, single garage, summer kitchen and a large playroom above · separate garden office with small kitchen and WC · long sweeping drive · 6.21 acres of lovely established garden including a formal large terrace · a long grass avenue flanked by hedges leading to a pond · a former grass tennis court with small tennis pavilion · further areas of established lawn and garden including an orchard and a paddock · totally private and facing south and approximately 6.21 acres in total · Energy Rating D

SITUATION

Liss is situated in this very popular village of Cold Ash north east of Newbury. The house is approached through brick columns beyond which there is a long sweeping drive which leads to a circular gravel drive in front of the property.

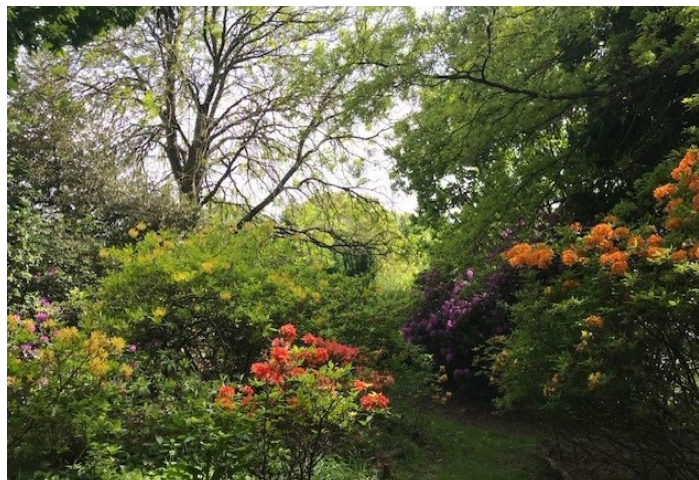
A WONDERFUL FAMILY HOME SITUATED IN A PRIVATE AND SECLUDED LOCATION YET NOT ISOLATED, WITH FAR REACHING SOUTHERLY VIEWS, PROVIDING EXTENSIVE ACCOMMODATION TOGETHER WITH 6.21 ACRES OF GARDENS AND GROUNDS.



The house is in a very a secluded location, quite an oasis, yet is within close proximity to the village and excellent schools facilities making it a perfect family location which is private not isolated. 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 with 2 pubs, post office and stores, church, village hall and playing field is also well served for schools with a popular primary school in the village, and easy access to well respected secondary schools and prep and senior independent schools.

DESCRIPTION

Liss is a substantial individual family home of 4331 ft.² of accommodation within the main property and was designed to take full advantage of its elevated position so that all the principal ground floor, and first floor rooms, take advantage of the stunning long reaching south facing views. The house has been very well maintained by the present vendor and is a very comfortable and light property due to the south facing aspect and large windows and high ceilings. It is not listed and therefore there is scope for it to be extended and redesigned if required. It offers many features including the impressive entrance hall with parquet flooring which has double doors to either side providing an open plan layout to the drawing room and sitting room. There is also a glazed door from the hall providing direct access onto the south facing terrace. In addition the ground floor offers an open plan family room, a lovely dining room with good proportions, a kitchen/breakfast room, utility with bell system, cloakroom and larder. On the first floor, the principal bedroom has an adjoining large bathroom beyond which is a second ensuite shower room. This shower room also has access directly on the landing so can be used by the other bedrooms. There is a guest room with ensuite bathroom, three further large bedrooms and the family bathroom. The main staircase winds up to the attic level where there is a huge space, with a window, which could be converted to create additional accommodation if required.



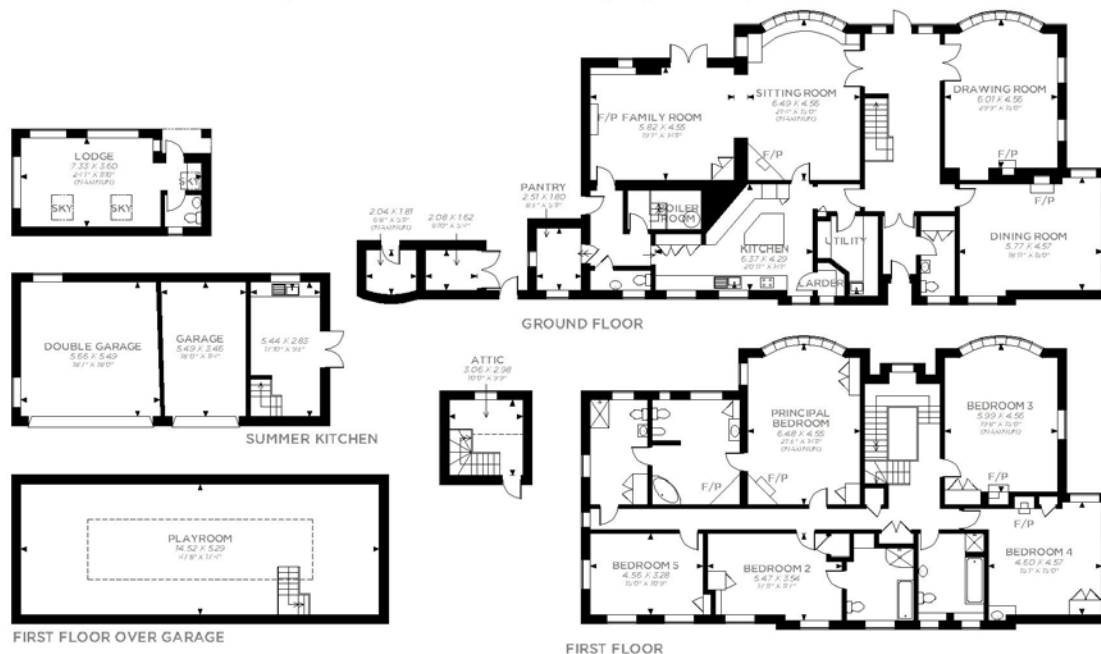
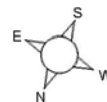
OUTSIDE

The property has an attached gated courtyard with direct second access to the house which could be useful in overseeing children and/or dogs. Within this area there is a double garage, a single garage, both with electric doors, 2 garden stores and a summer kitchen which has double doors leading directly onto the south facing terrace. Above this space is a large playroom and the combination of the garages, summer kitchen and playroom could easily be converted to create a separate annex if required. In addition, there is a detached home/garden office, which is tucked away to one side of the house and is a perfect place to work from home. It offers a good size office space with small kitchen and separate WC. The position, and garden at Liss is a particularly attractive feature as it is extremely well established with paths through areas of well established trees, rhododendrons and azaleas. Due to the elevated position, there are some stunning views over the surrounding countryside. At the front of the house there is an enclosed paddock with field shelter electricity and mains water trough. The majority of the garden is on the southern side and includes lovely grass areas and a small ornamental pond and a former grass tennis court, a tractor shed and garden sheds. The large terrace immediately behind the property is south facing and completely private and is a perfect area for outside entertaining. From here steps lead down to a flat lawn which is screened by mature hedges and contains a border with a variety of shrubs and plants. In all the garden measures 6.21 acres.





LISS, COLD ASH HILL, COLD ASH
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 4,313 SQ FT / 401 SQ M
 RESTRICTED HEAD HEIGHT AREAS = 629 SQ FT / 58 SQ M
 GARAGES = 535 SQ FT / 50 SQ M
 OUTBUILDING & LODGE = 344 SQ FT / 32 SQ M
 SUMMER KITCHEN/PLAYROOM = 406 SQ FT / 38 SQ M
 TOTAL (RESTRICTED HEAD HEIGHT AREAS) = 6,227 SQ FT / 578 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8601594/JLW



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.