



**POLLARDS**  
£720,000

**Carter Jonas**



## **POLLARDS COLLARROY ROAD COLD ASH RG18 9PB**

- Newbury and Newbury Station 4 miles
- Thatcham Station 3 miles
- M4 (J13) 5 miles

Entrance hall · cloakroom · sitting room with fireplace · study · family room · sunroom · kitchen/breakfast room · utility/office · principal bedroom with en suite shower room · 3 further double bedrooms · family bathroom · workshop · driveway parking for several cars · garage/timber shed · private south and west facing garden · Energy Rating D

### **SITUATION**

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 with pub, post office and church, 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**

Pollards is a deceptively spacious and beautifully presented detached 4 double bedroom house with very generous and flexible living accommodation. There is a large entrance hall, with cloakroom off, giving access to the lovely sitting room with doors to the sunroom, the study and family room. To the rear there is an impressive kitchen/breakfast room with a range of eye and base level units, plenty of space for a dining table and doors to the rear garden. Adjoining this room is a very useful utility room which can easily double up as an office space.

**AN INCREDIBLY SPACIOUS, LIGHT DETACHED HOUSE WITH SOUTH AND WEST FACING GARDENS, LOCATED IN THIS MOST SOUGHT AFTER VILLAGE TO THE NORTHEAST OF NEWBURY.**





On the first floor there is an open and light landing giving access to the principal bedroom with en suite shower room, 3 further double bedrooms and the newly fitted family bathroom.

### OUTSIDE

The property is approached over a gravel drive where there is parking for several cars and access to the garage/timber shed as well as a very useful workshop with integral access to the house. There is side access to the pretty and well tended rear garden which is extremely private and sunny with a patio area adjoining the house on the south and west side.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

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

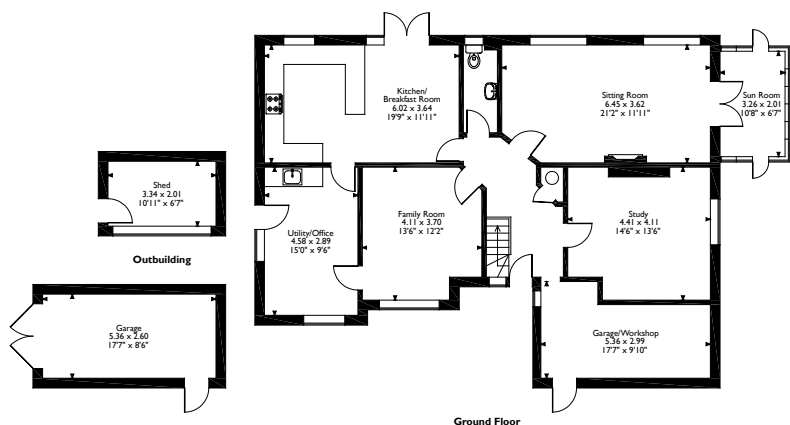
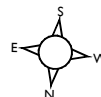
**Council Tax:** Band F

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

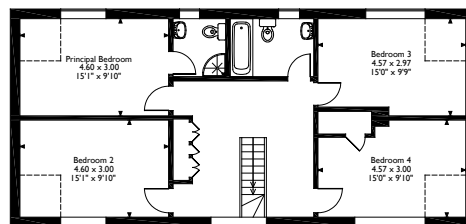
**Directions:** Please use Post Code RG18 9PB



Pollards, Collaroy Road Cold Ash, Thatcham, Berkshire  
 Approximate Gross Internal Area  
 Main House Gross Internal Area = 206 Sq M/2220 Sq Ft  
 Restricted Head Height (Not included in Main House GIA) = 7 Sq M/71 Sq Ft  
 Garage = 14 Sq M/150 Sq Ft  
 Outbuilding = 7 Sq M/72 Sq Ft  
 Total (Including Restricted Head Height Area) = 234 Sq M/2513 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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