



RIMINGTON

Guide Price £750,000

Carter Jonas

RIMINGTON THE RIDGE COLD ASH RG18 9HY

- Newbury town 4.7 miles
- Newbury train station with trains to London Paddington in less than 1 hour 5.1 miles
- Thatcham station with trains to London Paddington 3.7 miles
- M4 (J13) 5 miles

Entrance hall · cloakroom · kitchen/dining room · sitting room · study/snug · family room · utility · main bedroom with ensuite · three further bedrooms · family bathroom · ample drive for private parking · large established garden of 0.36 acres · Energy Rating C

SITUATION

Rimington is situated on The Ridge which is an attractive road in this popular village of Cold Ash. The Ridge contains several large individual houses and has always been a very sought-after location. It is a well-regarded village north-east 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 motorway are all easily accessible and the main lines rail service into London Paddington can be picked up either in Newbury or at Thatcham. The village has two pubs, a post office and well-stocked shop, a church and it's also well served for schools with two popular primary schools in the village, and very easy access to range of well-respected primary and secondary schools.

SITUATED IN THIS VERY DESIRABLE LOCATION ON THE RIDGE IN COLD ASH, IN AN ELEVATED POSITION WITH GOOD VIEWS, A SPACIOUS SEMI-DETACHED HOUSE WITH A LARGE GARDEN AND WELL PLACED FOR EASY ACCESS TO GOOD ROAD AND RAIL LINKS.



DESCRIPTION

Rimington is an individual and interesting semi-detached period house, built in 1926, and is a lovely family home offering just under 2000 ft.² of accommodation. The ground floor offers a good size kitchen/dining room to the rear of the house, with access to the garden, there are three further reception rooms providing very flexible accommodation. One of these makes a very good home office as it has separate access. It is completed with a spacious entrance hall, a separate utility, and a cloakroom. Upstairs there is a main bedroom with ensuite shower room, three further bedrooms and a family bathroom.

OUTSIDE

The property is approached by a gravelled drive providing access to the house and plenty of private parking. To the rear there is a large garden which contains a wide variety of mature trees, shrubs and plants. The overall plot measures 0.36 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, oil fired central heating

NB: The photos of the property are prior to the house being let

Local Authority: West Berkshire Council – 01635 551111

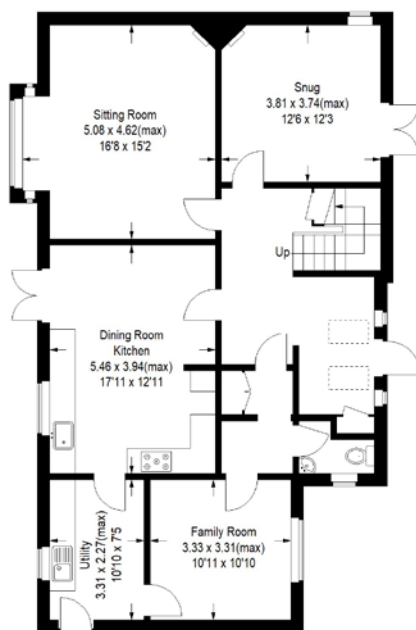
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

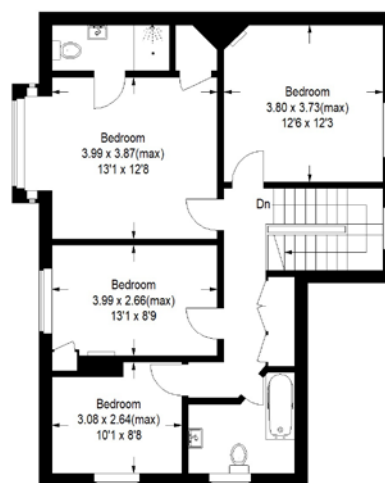
Directions: Please use postcode RG18 9HY



Approximate Gross Internal Area = 182.1 sq m / 1960 sq ft



Ground Floor



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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