

Fox View
Guide Price £800,000

Carter Jonas

Fox View
Bucklebury Alley
Cold Ash, RG18 9NN

An impressive and substantial family home sitting in approximately of an acre plot and located in this most sought after location in this popular village.

– Newbury and Newbury station 4.5 miles
– Thatcham and Thatcham station 3.8 miles
– M4 (J13) and A34 5 miles

Entrance hall • cloakroom • sitting room • snug • dining room • kitchen • utility room • principal bedroom with en suite shower room and built in wardrobes • guest bedroom with en suite shower room • 2 further double bedrooms • 5th bedroom/office • family bathroom • double garage and shed • gravel drive • private garden with patio and decking areas • Energy Rating C



Situation

Fox View is located down Bucklebury Alley, in Cold Ash, which is a quiet no through road and offers an abundance of nearby footpaths through farm and woodland. Cold Ash is an attractive sizeable village situated about 4.5 miles northeast of Newbury and 3.8 miles north of Thatcham. The village has a wide range of facilities including an infant and two primary schools, village hall, recreation ground with children's play area, tennis courts, two pubs and a village store/Post Office. Further amenities are available in the neighbouring town of Thatcham which offers a variety of supermarkets including Waitrose, smaller shops, a Post Office, a choice of schools and a number of other services. In terms of secondary education Cold Ash is within the highly regarded The Downs School catchment area, while the popular boarding school Downe House is situated to the north of the village. Further schools include St Andrew's, Elstree, Bradfield College, Brockhurst & Marlston and Pangbourne College. The M4 and M3 can be easily accessed for travel towards London and its airports or the West Country. Mainline trains run from Newbury, Thatcham or Reading into London Paddington whilst there is a regular service from Basingstoke to Waterloo. The area provides opportunities for scenic walks and country pursuits, with excellent riding country available locally.

Description

Fox View is an impressive and spacious five bedroom detached family home of approximately 1,780 sq ft featuring modern living spaces and sits in an ideal edge of village location. Over the years the property has benefitted from a side and rear extension to create a well-balanced and flexible home. The bungalow comprises an entrance hall and WC, a spacious sitting room fitted with a feature log burner, a flexible space with a snug and dining room adjacent to the built in kitchen with access to the utility room. This gorgeous home also includes four double bedrooms of which two include ensuite bathrooms - both with access to the rear garden. This bungalow is finished with a family bathroom and a further bedroom/home office, perfect for remote working (up to 1000 mbps).

Outside

The property is set well back from the road and benefits from having both front and back gardens offering a sunny outlook throughout the day. The driveway leads to the integrated double garage and offers parking for a number of vehicles. The rear garden is laid mainly to lawn, but also features a raised decking, with hedges offering good privacy. There is also a sizeable garden shed towards the back of the garden down a few steps onto an area with some fruit trees and vegetable patches.

Additional Information

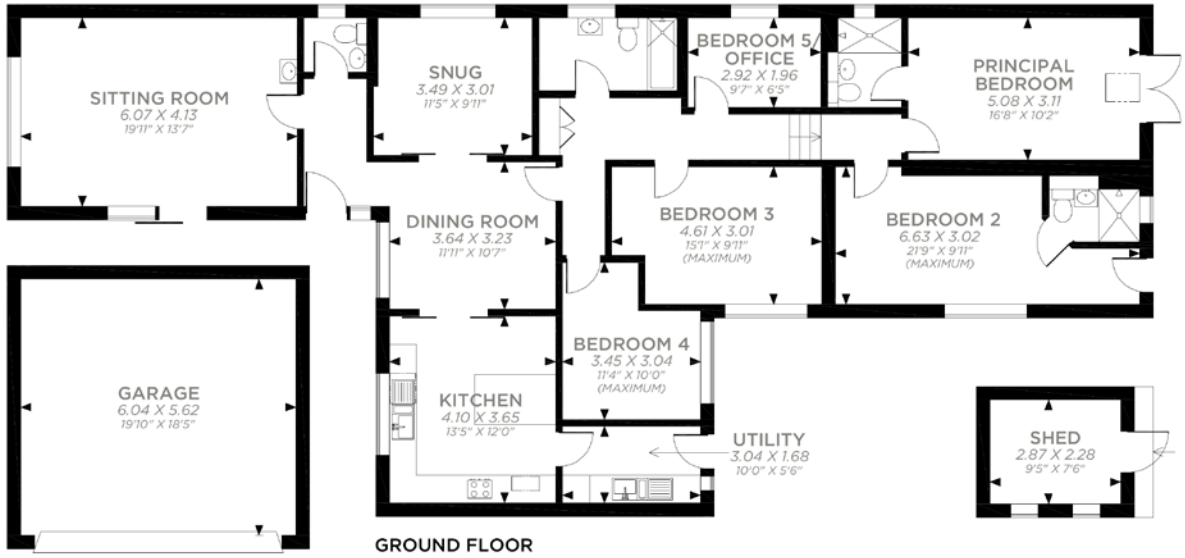
Tenure: Freehold
Services: Mains electricity, gas and water, septic tank drainage, gas central heating - new boiler fitted April 2023
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band F
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG18 9NN







FOX VIEW, BUCKLEBURY ALLEY, COLD ASH, THATCHAM
APPROXIMATE GROSS INTERNAL AREA
MAIN HOUSE = 1,795 SQ FT / 167 SQ M
GARAGE = 365 SQ FT / 34 SQ M
OUTBUILDING = 70 SQ FT / 7 SQ M
TOTAL = 2,230 SQ FT / 207 SQ M



GROUND 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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