



**DEANERY HOUSE**  
Guide Price £610,000

**Carter Jonas**



## DEANERY HOUSE 2 FOLLY COURT COLD ASH RG18 9AE

- Newbury town and station 3 miles
- M4 (J13) 3 miles
- A34 2.8 miles

Entrance hall · ground floor WC · additional coat cupboard · turned staircase to first floor · lounge with attractive fireplace · stunning kitchen/breakfast room · principal bedroom with en suite shower room · 3 further bedrooms/ study · family bathroom · gas central heating · double glazing · full Premier insurance building guarantee · Energy Rating C

### SITUATION

Cold Ash 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 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

Deanery House is an attractive house which was built in 2017 by local developer Sonning Homes, and is finished to an extremely high standard and includes extensive and high specification accommodation. This consists of an entrance hall, cloakroom, spacious sitting room with attractive fireplace and impressive open plan kitchen/ breakfast room with built-in appliances and French doors to the rear.

**AN IMPRESSIVE FAMILY HOUSE WITH A HIGH SPECIFICATION FINISH, VIEWS TO THE REAR OVER ADJOINING FIELDS AND BEAUTIFULLY PRESENTED OFFERING CONTEMPORARY LIVING INCLUDING A STUNNING OPEN PLAN KITCHEN/BREAKFAST ROOM. LOCATED IN THIS HIGHLY DESIRABLE VILLAGE AN EARLY VIEWING IS RECOMMENDED.**



On the first floor there is an excellent principal bedroom with en-suite and built-in wardrobes, a further double bedroom, single bedroom/study and family bathroom. On the second floor there is a large double bedroom with walk-in cupboard and plenty of boarded eaves storage. Benefits also include AEG integrated appliances, Porcelanosa sanitary ware, gas-fired central heating with dual zone thermostat.

## OUTSIDE

The front of the property is approached via a pathway with well-tended front lawns. There is side access leading to the rear garden. The rear garden is a particular feature of the property with a patio leading from the house to an area of lawn and affords stunning views over the surrounding countryside. There is also an outside tap and electric power socket. The single garage has a remote electric door and a boarded loft area. It is situated very close to the house with a parking space immediately in front. There is also 1 parking space by the front of the house.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, gas fired central heating

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

**Council Tax:** Band E

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

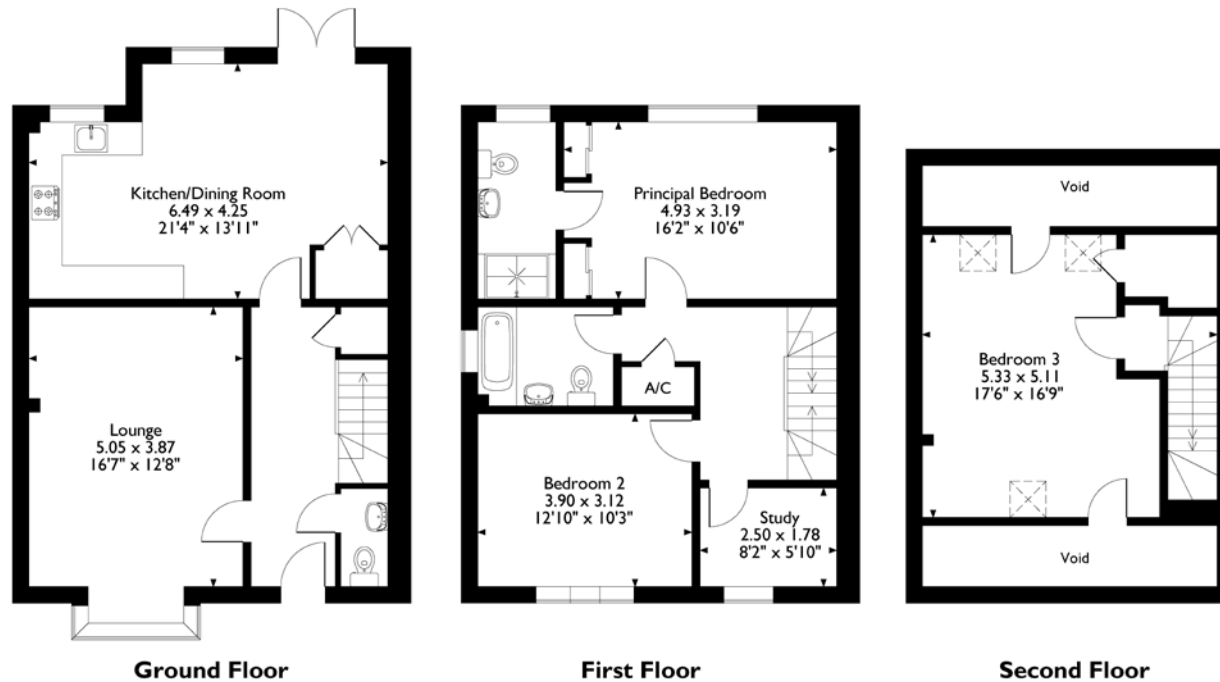
**Directions:** Please use postcode RG18 9AE





# Deanery House 2 Folly Court, Cold Ash

Approximate Gross Internal Area  
141 Sq M/1517 Sq Ft



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		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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