

Woodland Leaves
Guide Price £1,145,000

Carter Jonas

Woodland Leaves
Cold Ash Hill
Cold Ash RG18 9PS

A unique opportunity to own a stunning 3,625 sq. ft. eco-home, set within a 5-acre nature reserve with views over the Kennet Valley. 46 minutes by train from Paddington. Planning permission has been secured; alternatively, the existing 2,045 sq.ft. turn-of-century brick-built house could be renovated.

– Thatcham station 2.5 miles / 8 minutes drive. Trains to London from 46 minutes. Newbury 4.1 miles / 12 minutes drive.
– M4 (J13) / A34 4 miles

The house for which planning permission has been received consists of: Entrance hall • utility and boot room • plant room • guest toilet • generous family-style kitchen / lounge / dining area with views and doors opening to sunny terrace • gym with views • study • principal bedroom and bathroom with views • three other bedrooms with ensuite toilet/shower rooms, two with views • upstairs lounge with views • upstairs library gallery • original coach house with development potential • car-port with covered walkway to house • terraced garden overlooking flower meadow with south facing views over Kennet Valley • Expected Energy Rating A



SITUATION

Cold Ash is a well-regarded village northeast of Newbury on the outskirts of Thatcham. Much of the surrounding countryside is wooded which provides attractive walks. Communications 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 offers two pubs, a post office and church. It is particularly well served for schools - with a popular primary school and the well-known Downe House school for girls in the village, and easy access to other respected prep, secondary and senior independent schools.

DESCRIPTION

Woodland Leaves is currently an unlisted turn-of century brick-built house which has not been renovated since the 1960s. Planning permission has been secured to replace it with a fabulous new home, located in the ideal spot, further from the road and with the benefit of southerly

views over the surrounding countryside. The property currently has a large garden which extends into a paddock, with the total land amounting to just under 5 acres. Under the planning permission the garden and paddock would be relandscaped to create orchards, a flower meadow, additional woodland and several ponds. For many years Woodland Leaves was the home of a respected furniture and cello maker, and within the grounds is the original coach house which he used as a workshop, which would be restored to make an attractive additional building. The proposed new house would have accommodation over 2 floors, with well-proportioned living spaces on the ground floor facing south towards the garden, flower meadow and views, and bedrooms on the first floor. The existing garage and a range of outside sheds would be replaced with new carport and covered walkway to the house. Other than to the south and along the road frontage, the property is surrounded by mature trees, and it is separated from its neighbours to the east by a small stream. Full information relating to the planning permission for the new home can be found on the West Berkshire planning portal (www.westberks.gov.uk) and by searching for the application via 24/01222/FULMAJ. If preferred, the existing house could be renovated to modern standards. The existing house is habitable so could be lived occupied while the new dwelling is constructed

ADDITIONAL INFORMATION

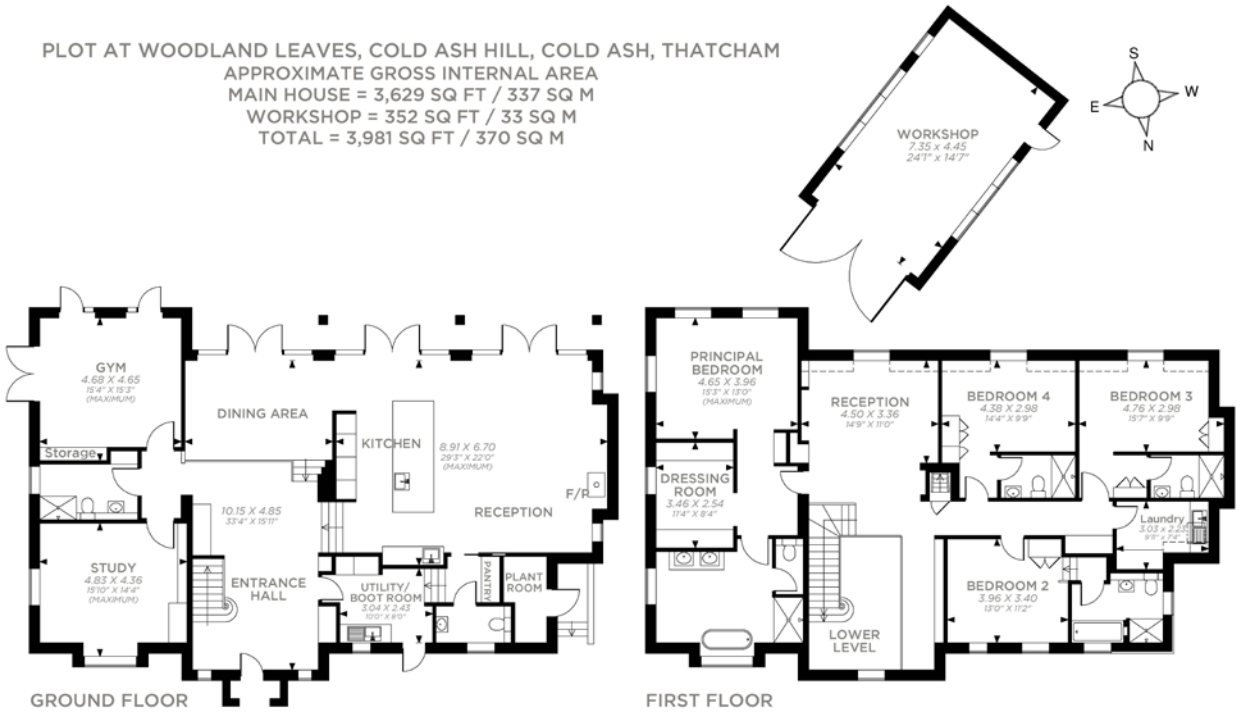
Tenure: Freehold
Services: Main utilities can be found close by
Local Authority: West Berkshire Council – 01635 551111
Viewing: By prior appointment through the Newbury office 01635 263010.
Directions: Please use postcode RG18 9PS







PLOT AT WOODLAND LEAVES, COLD ASH HILL, COLD ASH, THATCHAM
APPROXIMATE GROSS INTERNAL AREA
MAIN HOUSE = 3,629 SQ FT / 337 SQ M
WORKSHOP = 352 SQ FT / 33 SQ M
TOTAL = 3,981 SQ FT / 370 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
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