

FOR SALE
£800,000



Collaroy Road, Cold Ash

DESCRIPTION

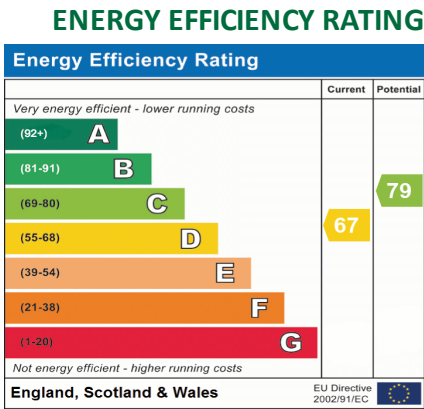
We are delighted to present this beautifully maintained five-bedroom family home, nestled in the tranquil and picturesque setting of Collaroy Road, Cold Ash, Thatcham. Located just a stone's throw from the peaceful countryside, the property offers the perfect blend of serene rural living with easy access to local amenities and excellent schools.

The house is positioned in a highly sought-after location, with the gentle sounds of a stream running at the bottom of the garden, creating a peaceful and relaxing environment. The property is within walking distance of St Finian's and St Marks primary Schools, making the school run a breeze, and is also well-connected to Thatcham's shops, restaurants, and transport links.

For those who enjoy outdoor pursuits, you are ideally placed to explore the surrounding countryside with a variety of local walks and nature trails right on your doorstep. The home itself is a perfect mix of modern comfort and classic charm. Upon entering, you are welcomed by a spacious, light-filled entrance hallway that sets the tone for the rest of the property. The newly fitted kitchen is both stylish and functional, offering ample storage and space for family meals. Adjacent to the kitchen is a convenient utility room. The ground floor features a generously proportioned lounge with a cosy log burner fire, ideal for relaxing during the colder months, and a large dining room for family gatherings or entertaining guests.

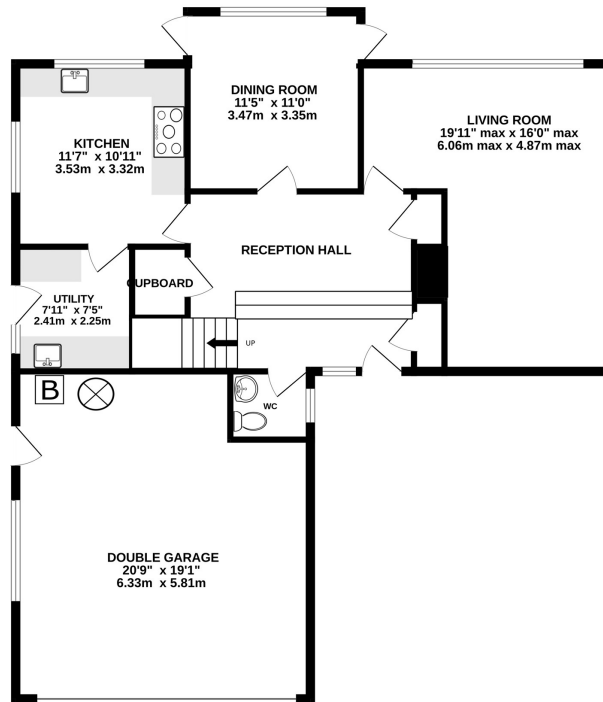
Upstairs, the property offers five well-sized bedrooms, including a master with an en-suite bathroom, and a family bathroom to service the remaining bedrooms. Each room is well-proportioned and has been thoughtfully designed to suit family life.

Externally, the property benefits from a double garage to the front, providing ample storage or space for two vehicles, as well as driveway parking for several cars. The garden, with the stream running at its base, is a delightful feature, offering a private space to unwind and enjoy the outdoors. This wonderful home has been meticulously maintained and offers spacious living in a peaceful yet highly convenient location. We invite you to view this exceptional property and see for yourself how it could be the perfect place for your family to call home.

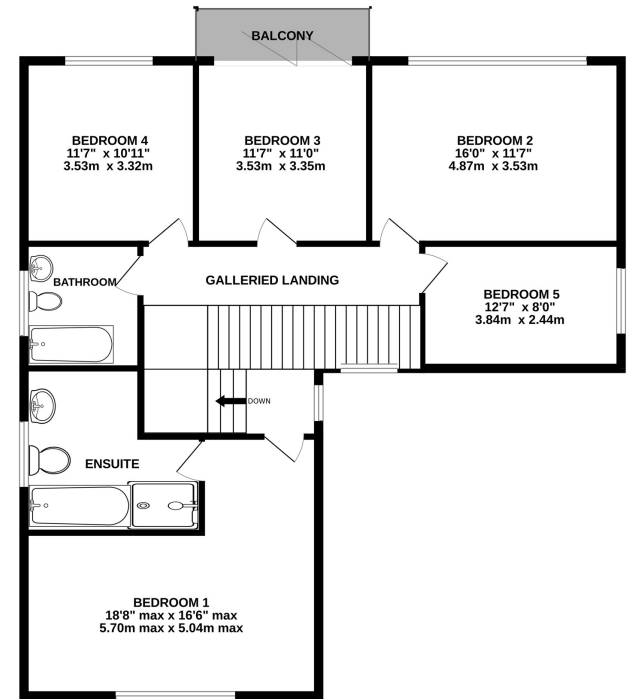




GROUND FLOOR
1155 sq.ft. (107.3 sq.m.) approx.









1ST FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 2281 sq.ft. (211.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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-  Welcoming entrance hall
-  Cloakroom
-  Newly fitted kitchen
-  Utility room
-  Large lounge
-  Dining room
-  Attached double garage
-  Master bedroom with ensuite bathroom
-  Four double bedroom
-  Generously sized family bathroom
-  Good size rear garden with patio area
-  Backing onto woodlands
-  Driveway parking
-  Gas fired central heating



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