



FREEHOLD GUIDE PRICE

**£500,000**

**38 Strouds Meadow**

Cold Ash RG18 9PQ





Imagine waking up to breathtaking views across rolling fields, the gentle rhythm of rural life a constant companion. A captivating, detached house in tranquil Cold Ash offering a unique blend of contemporary style and rustic charm.

- Cold Ash
- Detached house
- Views across countryside
- Two reception rooms
- Home office/gym
- Roll top bath
- En-suite to master bedroom
- Contemporary décor
- Driveway
- Garage



## SITUATION

Cold Ash is situated north of Thatcham. The area is surrounded by beautiful open countryside with plenty of walks and rural pursuits available. Cold Ash is in the catchment area for Downe House School and St Mark's Primary School. The village offers a shop and two pubs. There is a railway station at nearby Thatcham on the direct line to London Paddington, and excellent road links via the A34 and M4 motorway accessed at Chieveley.

## DESCRIPTION

The free-flowing layout and contemporary décor create a sense of modern ease, perfect for relaxing and entertaining. The ground floor comprises two reception rooms, one leading to the garden, a cloakroom, and a fully fitted Neptune kitchen with a filtered water tap and a water softener. The three generously sized bedrooms on the first floor provide ample space for families or those seeking a dedicated home office. The master bedroom benefits from an en-suite bathroom. Indulge in ultimate relaxation in the luxurious main bathroom which features a freestanding roll top bath.







## OUTSIDE

To the front you there is driveway parking and a path leading to the front door. The conservatory doors open to a delightful rear garden, your own private oasis to soak up the sunshine and the beauty of the surrounding countryside. Imagine al fresco dining on warm summer evenings or simply enjoying the peace and tranquility of rural living. The garden boasts a dedicated space for work or leisure with Gigaclear internet installed. With its impeccable presentation and captivating views, this property is sure to generate considerable interest.

## SERVICES & MATERIAL INFORMATION

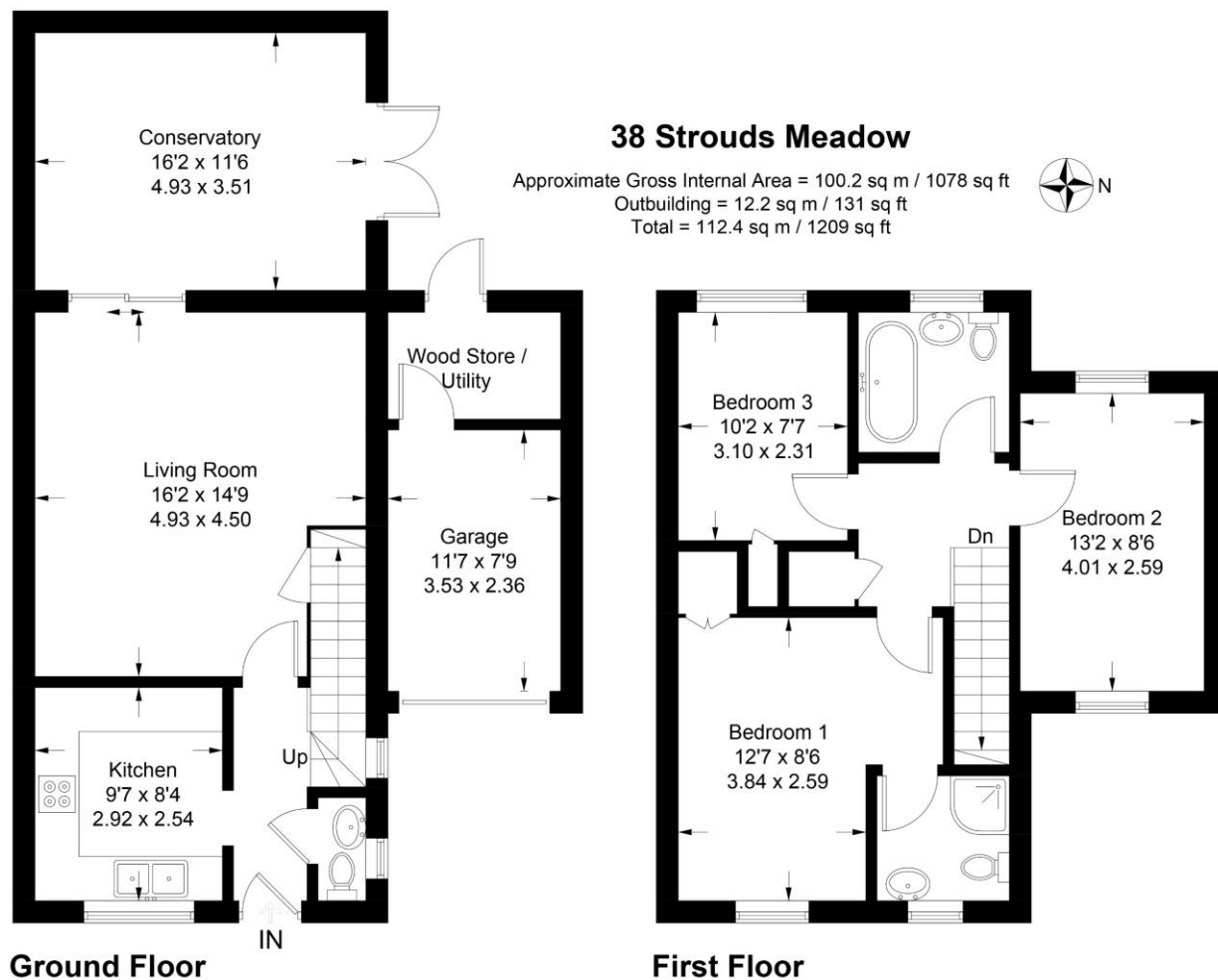
The property operates on HIVE gas fired central heating and benefits from double glazing.

EPC rating D

Council tax band: E







#### DIRECTIONS

what3words: ///elect.noting.king



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