



**ROWBURY HOUSE** COLD ASH HILL, COLD ASH, THATCHAM, RG18 9PJ



## ROWBURY HOUSE

COLD ASH HILL COLD ASHTHATCHAM RG18 9PJ

**A beautifully presented, detached family home in this sought after village.**

The house offers spacious and flexible accommodation, has a west facing rear garden and detached home office/ gym.

You enter the house into the reception hall, turning left into the amazing 26 ft x 16 ft kitchen/ dining space, which has a large island unit and sliding doors to the garden, perfect for throwing open on sunny summers days.

Adjacent to the kitchen and also overlooking the garden, is a well-proportioned sitting room with gas fired stove.

Turning right, off the hall, is a 19 ft x 16 ft Family room, a really useful, multi-use room that would make a lovely formal dining room, teenagers room or playroom. Off this room is a study and utility room.

The ground floor is completed by a cloakroom.

On the first floor, the landing is bright and airy, there is a good sized main bedroom with integrated wardrobes and an ensuite, three further bedrooms and a stylish family bathroom with freestanding bath. Bedroom four is currently utilised as a dressing room but could fit a single bed as is.

Outside, ample driveway parking for a good number of vehicles, a sunny west facing garden, perfect for evening barbecues and a detached home office or gym with shower, perfect if you work from home or work out.

EPC C



NEWBURY OFFICE 01635 552 552 | [newbury@winkworth.co.uk](mailto:newbury@winkworth.co.uk)

## AT A GLANCE

2448 Square feet/ 227 square metres  
Four bedrooms (one currently a dressing room)  
Two bath /shower rooms  
Sitting room with gas operated stove  
Family Room  
Study  
Kitchen/ dining room  
Utility  
Water Softener  
Triple Glazing  
Underfloor heating to kitchen, diner and hall.  
Cloakroom  
Off road parking  
Low maintenance, landscaped, west facing garden  
Home office/ gym with shower room

## UTILITIES

Gas fired central heating  
Mains water, electricity, gas and drainage.  
EPC C  
West Berkshire Council Band G

## DIRECTIONS

For Sat nav RG18 9PJ  
What Three Words///  
[forge.pythons.committee](https://www.what3words.com/)

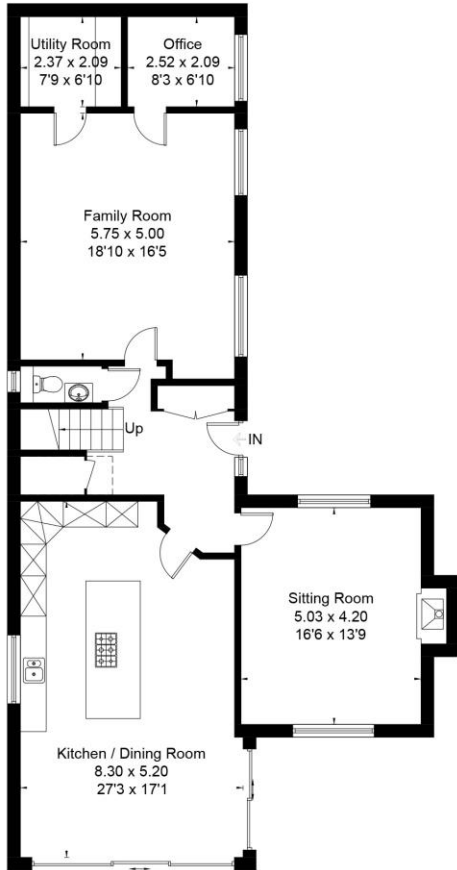
## SITUATION

The property is in a lovely situation on Cold Ash Hill which benefits from a two village pubs and post office.

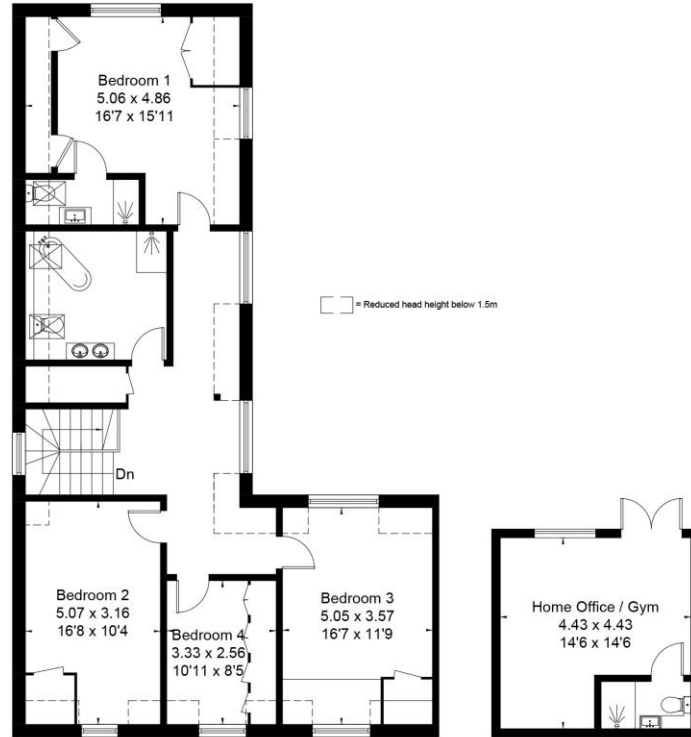
Nearby Newbury and Thatcham both offer comprehensive shopping and leisure facilities with a short drive.



Approximate Floor Area = 227.4 sq m / 2448 sq ft  
 Home Office / Gym = 19.8 sq m / 213 sq ft  
 Total = 247.2 sq m / 2661 sq ft  
 Limited Use Area = 16.7 sq m / 180 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

## Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT  
 01635 552552 | [newbury@winkworth.co.uk](mailto:newbury@winkworth.co.uk)

[winkworth.co.uk/newbury](http://winkworth.co.uk/newbury)



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