



The Shrubbery, Long Lane, Cold Ash, Berkshire

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**STRUTT  
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BNP PARIBAS GROUP 



# The Shrubbery

## Long Lane, Cold Ash, Thatcham, Berkshire RG18 9LY

A beautifully presented family home with five bedrooms, in a sought-after village setting

Thatcham town centre 3 miles, Newbury town centre 3 miles, Newbury mainline station 4 miles (50 minutes to London Paddington), M4 (Jct 13) 3 miles, Heathrow Airport 44 miles

Reception hall | Sitting room | Conservatory  
Study | Dining room | Dining area | Kitchen  
Utility | Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms, 2 en suite  
Family bathroom | Garage | Garden  
EPC rating D

### The property

The Shrubbery is an impressive, detached family home offering light and airy accommodation arranged over two floors, with neutral décor and high-quality fittings throughout.

The main reception room is the 25ft, dual aspect drawing room with its south-facing bay window and recessed logburner. There is also a dining room with a south-facing bay window and a useful home study, as well as a sunny conservatory with a window seat and panoramic views across the garden. The kitchen and dining area offers room for a dining table, French doors opening onto the garden and bespoke wooden units, as well as a central island and an Aga.

Upstairs there are five well-presented double bedrooms of similar proportions, including the principal bedroom with its en suite bathroom, which has a separate shower unit. Two further bedrooms are en suite, while the first floor also has a family bathroom with a separate shower.

### Outside

The property is set in a generous plot approaching half an acre. At the entrance to the property, the gravel driveway provides plenty of parking space and access to the detached garage for further parking and storage space. The garden is mostly to the rear and enjoys a south-facing aspect, welcoming plenty of sunlight throughout the day. It includes gravel pathways and seating areas, a patio for al fresco dining and a well-maintained lawn, with various mature trees, established shrubs and border hedgerows.

### Location

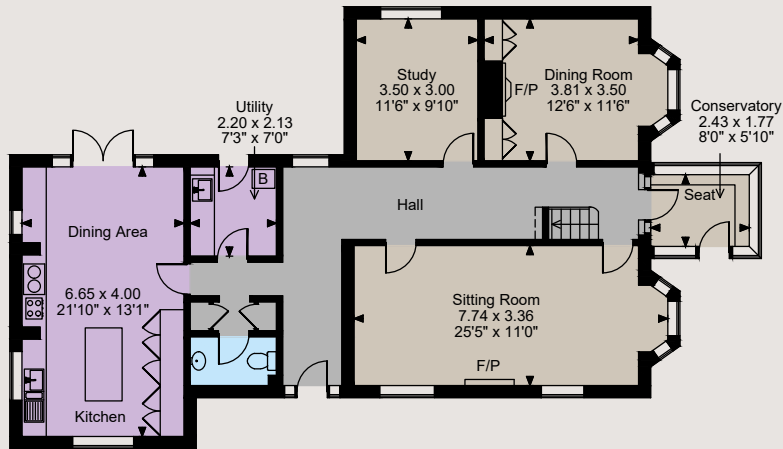
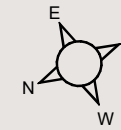
The property is situated between the villages of Hermitage and Cold Ash, within close proximity to the market towns of Newbury and Thatcham. Hermitage has a post office, two pubs, a garden centre and a primary school, while Cold Ash offers a village store and post office, plus a local pub and two primary schools. Thatcham has several shops and a choice of restaurants and cafés, while Newbury is another vibrant town with excellent shopping, leisure facilities and a choice of supermarkets. Newbury mainline station offers fast and efficient rail services to London Paddington (50 minutes). There are superb road links in the area, with the M3 and M4 both close-at-hand, providing access towards London, the M25, Heathrow airport, and west towards Bristol and the southwest.. The Shrubbery is in the catchment area for the notable Downs school. Downe House, Brockhurst and Marlston House, St. Gabriel's, Elstree and Cheam are notable independent schools within the area.



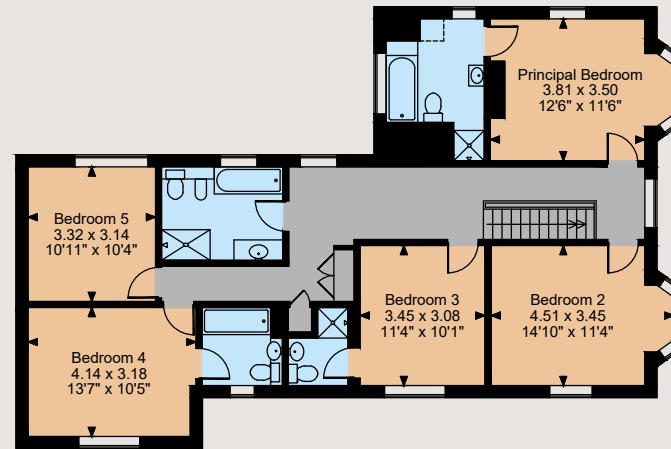




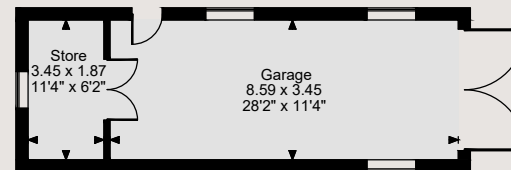
Floorplans  
 House internal area 2,457 sq ft (228 sq m)  
 Garage internal area 394 sq ft (37 sq m)  
 Total internal area 2,851 sq ft (265 sq m)  
 For identification purposes only.



**Ground Floor**



**First Floor**



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

From Strutt & Parker's Newbury office, head north on The Broadway and take the first exit at the roundabout onto Oxford Street. At the next roundabout, take the second exit onto Oxford Road and then take the third exit at the next roundabout, onto Western Avenue. Join the A339 and then keep left to filter onto the B4009/Shaw Road. Continue to follow the B4009 for 2.8 miles, after which you will find the entrance on the right.

## General

**Local Authority:** West Berkshire Council

Tel: 01635 551111

**Services:** Mains electricity, water, private drainage

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,100,000

## Newbury

55 Northbrook Street, Newbury, RG14 1AN

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