

B O V I N G D O N  
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WOODLAND VIEW



## T H E L O C A T I O N

Woodland View is situated in an excellent position off The Ridge, an exclusive and much sought after area of Cold Ash. The village of Cold Ash lies to the North East of Newbury, partly lying within the North Wessex Down area of natural outstanding beauty and benefitting from a network of some 25 public rights of way. The village is built on ground rising some 500ft above sea level and therefore much of the surrounding countryside enjoys excellent views and is a paradise for walkers.

The village boasts a great sense of community and has a post office store, pubs, church, schools and a variety of clubs and societies which include the cricket club, football club, horticultural society, brass band, womens institute, brownies, cubs, scouts, mother and toddler and many more.

The market town of Newbury has thriving cultural and leisure facilities including the delightful Watermill Theatre at Bagnor and Newbury Racecourse. Extensive shopping facilities are also available at The Oracle in Reading and Festival Place in Basingstoke.

The M4 and A34 provide excellent links to London, The Midlands, The south Coast and The West Country. By rail via either Thatcham or Newbury stations (Paddington 50 and 55 minutes respectively).



## D I R E C T I O N S :

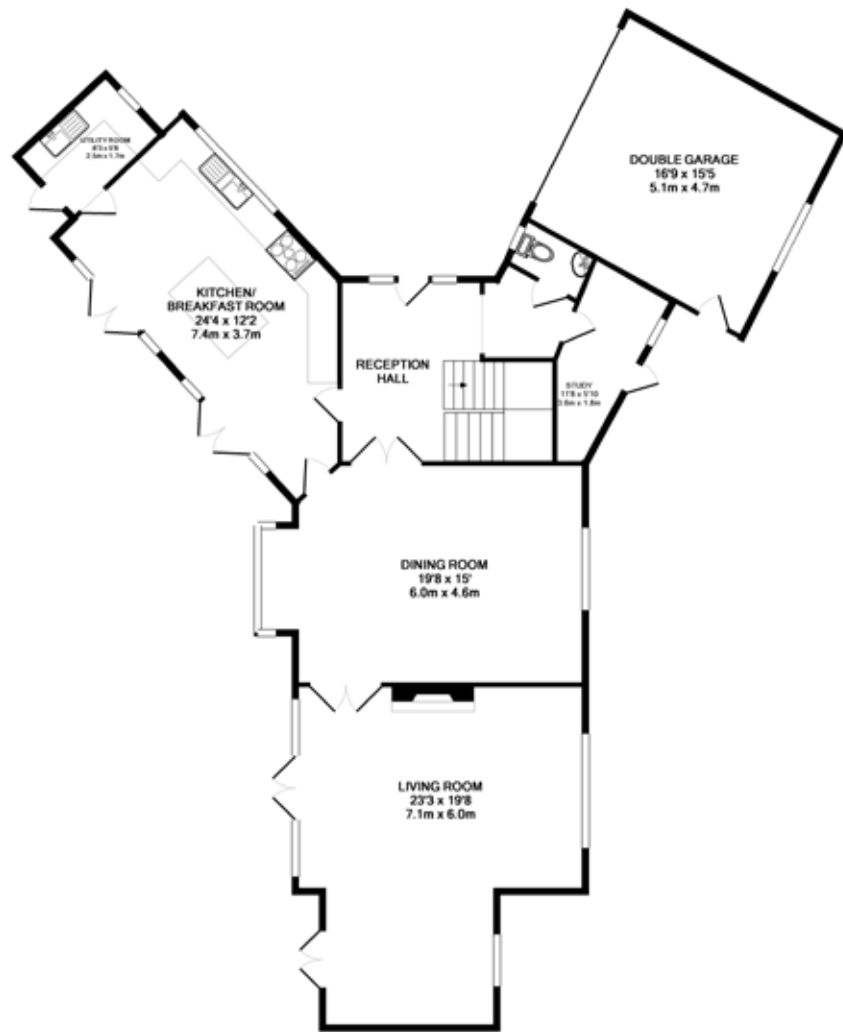
Take the A4 from Newbury heading East towards Thatcham. At the garden centre roundabout take the second exit into the relief road. Follow this road around and at the next roundabout turn left signposted 'Cold Ash'. Continue straight over the mini roundabout sign posted Cold Ash and enter the village. Proceed up Cold Ash Hill, passing the post office on the right hand side. At the crossroads (with the recreation ground over to the left, turn right into 'The Ridge'. Woodland View is on the left hand side on the right hand bend (just after St. Mary's House).

## DESCRIPTION

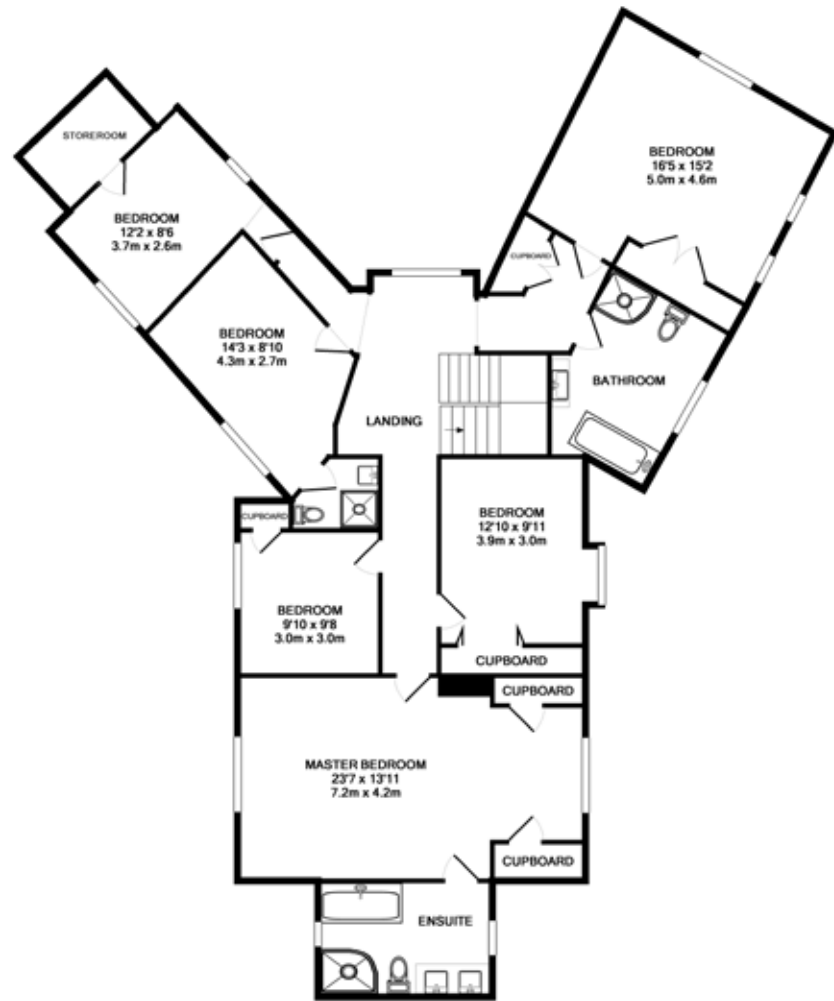
Woodland View is a beautiful, bespoke and impressive modern family home built 4 years ago by local developers Bovingdon Developments in an outstanding (approx 1 acre) plot with lawns, mature trees and shrubs, woodland and a rural and unspoilt outlook.

Great attention to detail has been made to both inside and outside. The accommodation is immaculately and tastefully presented with a modern family lifestyle in mind. Decking runs along the South East elevation taking full advantage of the views over the garden and farmland beyond.





GROUND FLOOR  
APPROX. FLOOR  
AREA 142.0 SQ.M.  
(1529 SQ.FT.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 151.7 SQ.M.  
(1633 SQ.FT.)

TOTAL APPROX. FLOOR AREA 293.7 SQ.M. (3162 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## ACCOMMODATION SUMMARY

Solid oak bespoke front door.

Full under floor heating to the ground floor.

Spacious reception hall with travertine stone floor; solid oak veluted staircase incorporating galleried landing to the first floor.

Recessed lighting to the whole house with dimmer control to the entrance hall, kitchen, dining room, landing and master bedroom.

Four sets of French Doors accessing gardens.

Solid oak bespoke kitchen with ebony inlay; granite work tops, up stands and back splash, 'Maytag' American Fridge Freezer with black gloss doors, fully integrated 'Bosch' dishwasher, integrated microwave, 'Britannia' range cooker and hood, integrated wine cooler. Utility room has granite worktops, integrated washing machine and tumble dryer. Travertine stone floor to the kitchen and utility room.

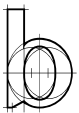
Main rooms wired for sound.

Full decking running along the South East elevation.

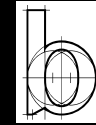
Double garage with electronically operated up and over doors.

Bathrooms (family and main en-suite) have travertine floors and walls with under floor heating, chrome heated towel rails and huge baths and power showers. All water (including hot) is pumped, giving maximum pressure taps and showers when used.

Beautiful stone fire place fitted in the drawing room.







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[www.bovingdondevelopments.com](http://www.bovingdondevelopments.com)

Email: [sales@bovingdondevelopments.com](mailto:sales@bovingdondevelopments.com)

Registered office:  
Griffins Court  
24 – 32 London Road,  
Newbury  
Berks  
RG14 1JX

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