75 HARTS HILL ROAD

Guide Price £499,999

Carter Jonas

75 HARTS HILL ROAD THATCHAM RG18 4NU

– Thatcham mainline station (Paddington 45 mins) 2 miles
– Newbury town and mainline station 4 miles
– M4 (J13) and A34 4 miles

Sitting room · dining room · kitchen · cloakroom WC · 3 double bedrooms, including a principal bedroom with ensuite · main bathroom · lovely large south facing gardens · private parking · fantastic location with countryside views · available chain free · gas central heating · good selection of shops nearby · Energy Rating D

SITUATION

The property is located to the north of Thatcham in a particularly attractive rural location south of Bucklebury and to the east of Newbury. The property is surrounded by rolling countryside with pleasant views all around. Communications from here are good, with access to the M4 at junction 13 Chieveley or at junction 12 Theale and a mainline train service from Thatcham and Newbury to London Paddington. There are plenty of shopping and leisure facilities in both towns. Upper Bucklebury close by, is a well regarded village about 1.7 miles north of Thatcham and 5 miles to the north east of Newbury. There is an active community here and within the village there is a pub/restaurant, primary school, church with hall and village hall. The village is surrounded by lovely countryside, much of it wooded and in the ownership of the Bucklebury estate.

Thatcham is a popular residential area to the east of Newbury. There are plenty of shopping and leisure facilities in Thatcham and the centre benefits from a Waitrose and Costa Coffee. There is a good choice of doctor's surgeries, dentists and the Community Hospital is nearby. Thatcham also offers good schooling with the Kennet Secondary School and numerous well regarded primary schools.

DESCRIPTION

The front door opens to the welcoming entrance hall with cloakroom and gives access to a lovely dining room with

A CHARACTERFUL AND VERY SPACIOUS 3 BEDROOM COTTAGE OFFERING AN EXCEPTIONAL LOCATION AND LOVELY COUNTRYSIDE VIEWS. BENEFITING FROM LARGE SOUTH FACING GARDENS AND EXCELLENT ACCOMMODATION WITH 3 RECEPTION ROOMS, ENSUITE PRINCIPAL BEDROOM, PRIVATE PARKING AND AVAILABLE CHAIN FREE.

exposed timbers and attractive fireplace with wood burning stove, from here there is access to a charming and sizable sitting room with an open fireplace here. The kitchen is well fitted and modern with extensive storage and built in oven, hob and solid wood worktops and leads to a useful wood framed conservatory giving access and views over the garden. Upstairs the feeling of light, space and character continues with 3 double bedrooms all with fantastic views over the surrounding countryside, there is an ensuite to the principal bedroom and a good quality bathroom in classic white. A well cared for property with a welcoming and peaceful feel.

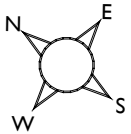
OUTSIDE

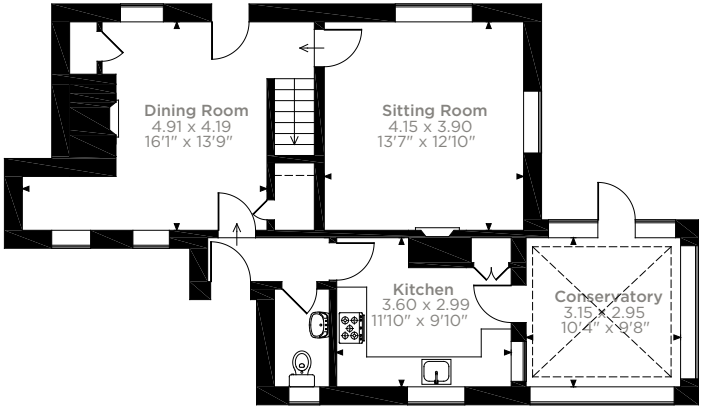
Outside is a particular feature with a generous amount of south facing gardens full of well established plants and shrubs and with a patio seating area off the conservatory. Pathways with planting beds leading to further sections of garden and an additional patio area. There is private parking for 2/3 cars.

ADDITIONAL INFORMATION

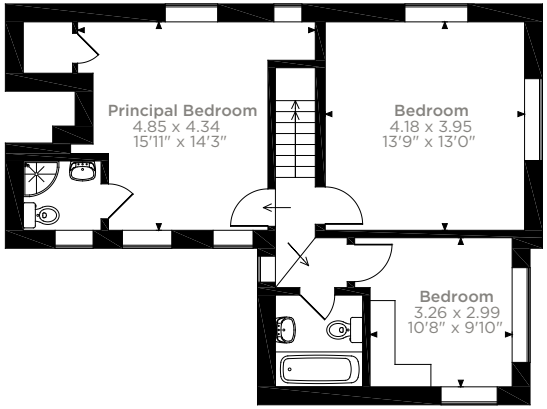
Tenure: Freehold
Services: Mains electric, gas, water, private drainage – a shared modern Klargester style system
Local Authority: West Berkshire Council – 01635 551111
Council: Band D
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG18 4NU

75, Harts Hill Road, Thatcham, Berkshire
Approximate Gross Internal Area
121 Sq M/1302 Sq Ft





Ground Floor



First Floor

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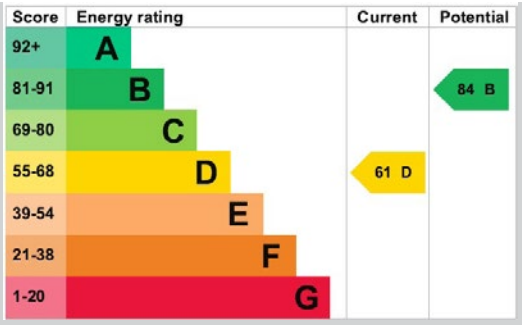

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