



4 SAGECROFT ROAD

Guide Price £520,000

Carter Jonas

4 SAGECROFT ROAD THATCHAM RG18 3DZ

- Thatcham mainline station to Paddington 2 miles
- Newbury town and station 4 miles
- M4 and A34 3 miles

Entrance hall · sitting room · cloakroom and utility area · impressive garden room with bifold doors onto garden · modern luxury kitchen · large integral garage and inner rear lobby · principal bedroom suite with dressing room and ensuite · 3 further double bedrooms · family bathroom · large driveway · fantastic southerly facing gardens · a great residential road · Energy Rating tbc

SITUATION

Thatcham is a popular residential area to the east of Newbury. 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 giving access to London Paddington. 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 is also very popular with families looking for good schooling with the Kennet Secondary School and numerous well regarded primary schools.

DESCRIPTION

The entrance hall leads to a spacious sitting room to the right side, and beyond to a useful utility area with cloakroom and wc, before opening to a fantastic high quality kitchen with extensive units, breakfast bar and built in appliances. This room opens to an equally impressive garden room across the back of the house with bifold doors opening to the south facing rear gardens. There is an inner lobby of the kitchen giving front and rear access via a large garage. Upstairs the feeling of light and space continues with a principal bedroom with modern ensuite and dressing room, there are 3 further bedrooms and a good quality family bathroom.

AN IMPRESSIVE EXTENDED 4 BEDROOM FAMILY HOME OF APPROX. 2000SQ.FT, WELL LOCATED ON A POPULAR RESIDENTIAL ROAD WITH GOOD ACCESS TO FACILITIES. THE PROPERTY BENEFITS FROM A FANTASTIC KITCHEN AND GARDEN ROOM WITH BIFOLD DOORS, EXCEPTIONAL BEDROOMS, A PRINCIPAL WITH ENSUITE AND DRESSING ROOM, 3 FURTHER BEDROOMS AND SOUTH FACING GARDENS.



OUTSIDE

The house offers a wide frontage with plenty of parking and access to the garage, the rear garden is a particular feature of the property with a patio and pergola with vine, leading from the house to generous level lawns all to a southerly aspect.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: West Berkshire Council - 01635 551111

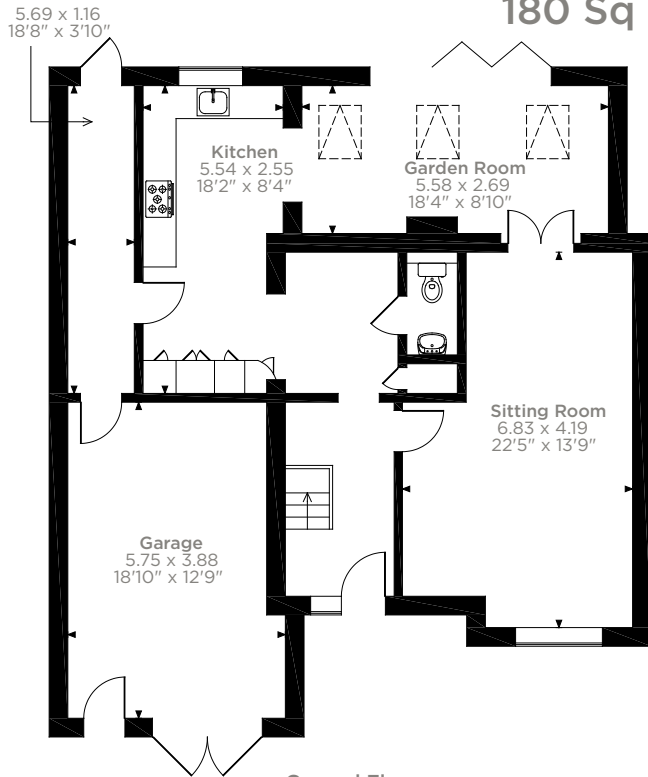
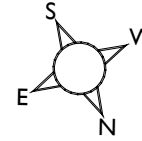
Council Tax: Band D

Viewing: By prior appointment through the Newbury office
01635 263010

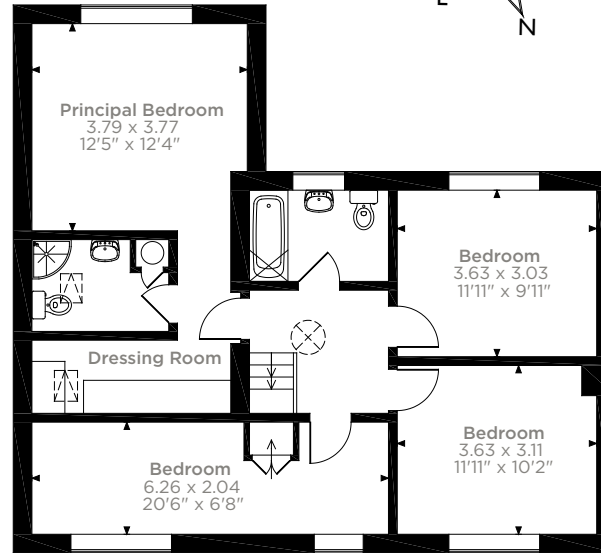
Directions: Please use postcode RG18 3DZ



4, Sagecroft Road, Thatcham
 Approximate Gross Internal Area
 180 Sq M/1937 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Offices throughout the UK



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