



## **THE ROUND HOUSE**

96 Burys Bank Road, Crookham Common, RG19 8DD

**Carter Jonas**

## **THE ROUND HOUSE, 96 BURYS BANK ROAD, CROOKHAM COMMON, RG19 8DD**

- Minutes walk to the open space of Greenham Common
- Newbury Town Centre and Newbury station 3 miles
- Thatcham station 1.5 miles
- Trains to London Paddington in less than 1 hour
- M4 (J13) 7 miles

Reception hall · drawing room · sitting room · study/bedroom 5 · lovely family sized kitchen/dining room · large utility room · family room · cloakroom · principal bedroom with dressing room and en-suite · 3 further double bedrooms · family shower room · garage and store · ample drive · private south facing garden of 0.4 acres · Energy Rating E

### **SITUATION**

The Round House is situated on the edge of Greenham Common and therefore in a perfect location for buyers looking for outside space for a range of recreational purposes. It is also very conveniently placed for easy access to both Newbury and Thatcham. Newbury is a pleasant destination offering a wide range of shopping and leisure facilities including a great choice of restaurants, pubs and shops, the larger supermarkets including Waitrose on the edge of the town and a Marks & Spencer and Tesco at the nearby retail park. There is a choice of leisure activities on offer with Newbury racecourse and several golf courses nearby, including Newbury & Crookham Golf Club which is on the doorstep. The area benefits from fast transport links including Newbury station offering regular trains to central London in around 40 minutes and the nearby M4 and A34 also offers easy access to Reading, London and the West Country. There are excellent independent and state schools in the area, including Horris Hill, St. Gabriel's, Thorngrove, Cheam, Elstree, Downe House, Park House School and St Bartholomew's to name a few.

**AN ATTRACTIVE AND RECENTLY RENOVATED INDIVIDUAL DETACHED FAMILY HOME OFFERING EXCELLENT ACCOMMODATION, TOGETHER WITH A GARDEN OF 0.4 ACRES, SITUATION IN A UNIQUE POSITION ONLY A SHORT WALK TO THE VAST OPEN SPACE OF GREENHAM COMMON.**



## DESCRIPTION

The Round House is lovely older style house that has been lovingly renovated and improved by the present vendors. It is now in extremely good decorative order through and offers very light and spacious accommodation. A feature of the house is the large kitchen/dining room, which is also open plan to the sitting room, from where there are French doors to the garden. This is an ideal space for family living. In addition, the ground floor offers a formal drawing room, a welcoming reception hall, a very practical utility /boot room, and two further ground floor rooms which are used as a family/playroom and a study, or this room could be used as bedroom 5. Upstairs the feeling of light and space continues, with the principal bedroom having both a dressing room and en-suite. There are 3 further double bedrooms and a family shower room.

## OUTSIDE

The property is approached through gates beyond which is a drive offering private parking and access to the single garage and store. The garden is south facing and very private and well fenced on all boundaries. There is a large area of lawn and in total the plot measures 0.4 acres.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity. Private drainage. Oil fired central heating.

**Local Authority:** West Berkshire Council – 01635 551111

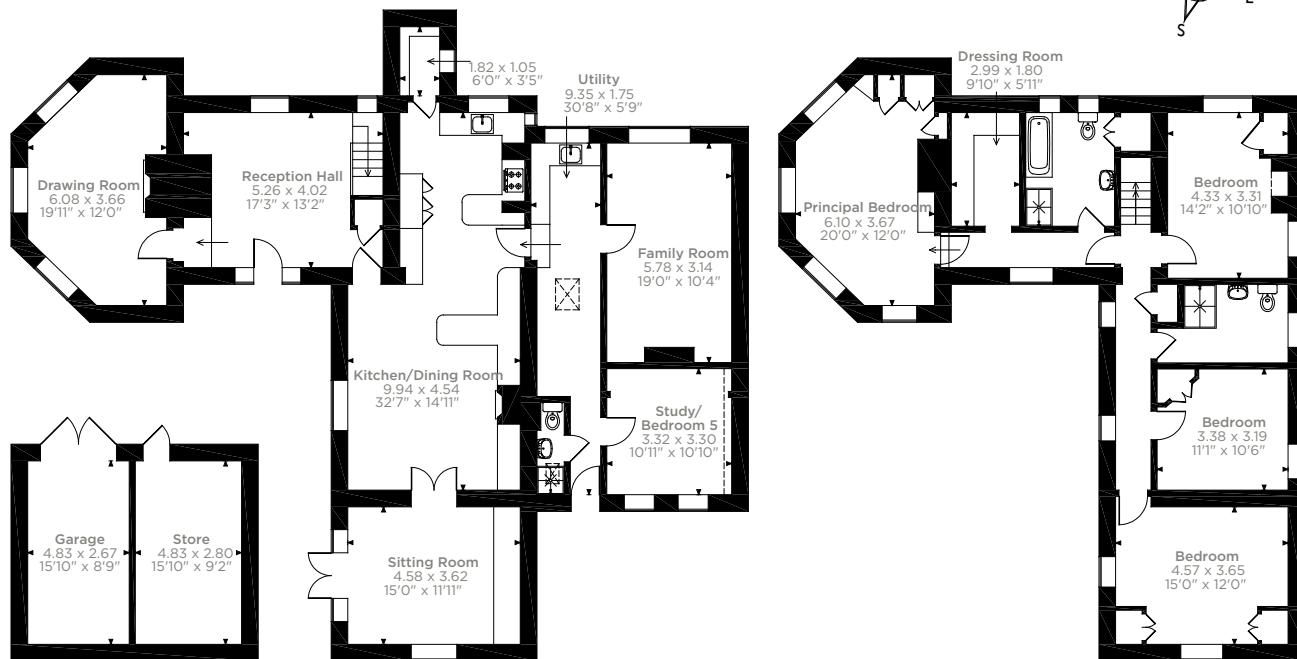
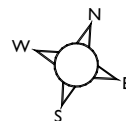
**Council Tax:** Band F

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG19 8DD



The Round House, 96, Burys Bank Road, Crookham Common, Thatcham  
 Approximate Gross Internal Area  
 Main House = 257 Sq M/2766 Sq Ft  
 Outbuilding = 27 Sq M/291 Sq Ft  
 Total = 284 Sq M/3057 Sq Ft



Outbuilding

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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