76 HARTS HILL ROAD

Guide Price £299,999

Carter Jonas

76 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 · kitchen · utility room · 2 double bedrooms · upstairs bathroom · sizeable rear garden · private parking · fantastic location with countryside views · available chain free · gas central heating · good selection of shops nearby · Energy Rating D

A CHARACTERFUL AND ATTRACTIVE 2 BEDROOM HOUSE OFFERING AN EXCEPTIONAL LOCATION AND LOVELY COUNTRYSIDE VIEWS. BENEFITING FROM PARKING, REAR GARDEN AND AVAILABLE CHAIN FREE.

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 kitchen which is modern and provides good wall and base storage with built in oven and gas hob and dishwasher, there is also a modern electric

Aga style oven to compliment the cottage character throughout. Off the kitchen is a useful utility room with plumbing for washing machine and space for white goods. From the kitchen there is access to the comfortable sitting room, with attractive open fireplace, exposed timbers and a back door accessing the rear garden. Upstairs the feeling of light, space and character continues with 2 double bedrooms and classic white bathroom suite. A lovely, older house perfectly liveable and easy to manage.

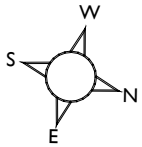
OUTSIDE

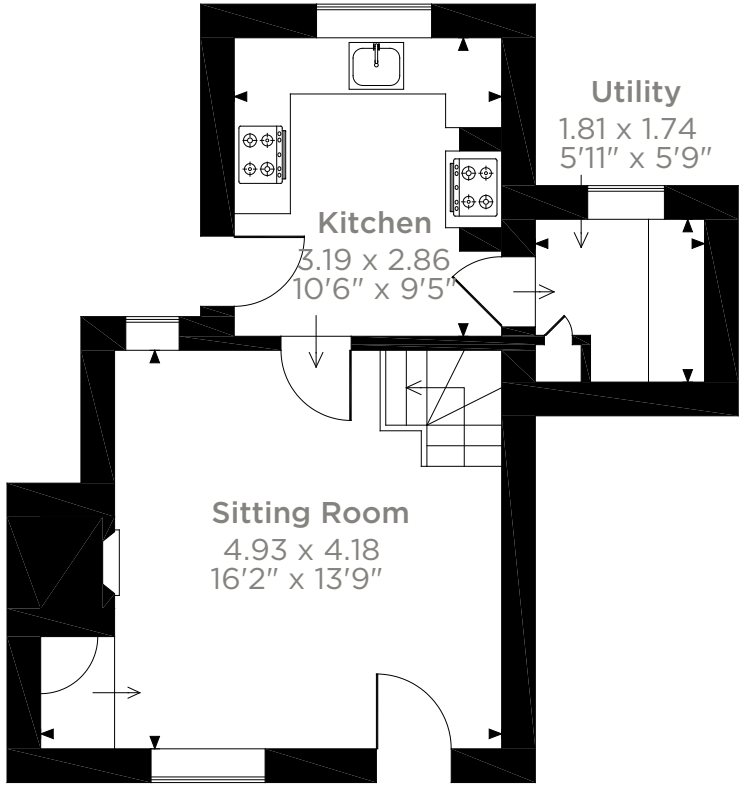
The property is approached via a private drive off Harts Hill Road nestled in attractive countryside and amongst a collection of 5 other attractive properties. To the front there is a small garden area and private parking (1 car). At the rear there is a good size lawned garden.

ADDITIONAL INFORMATION

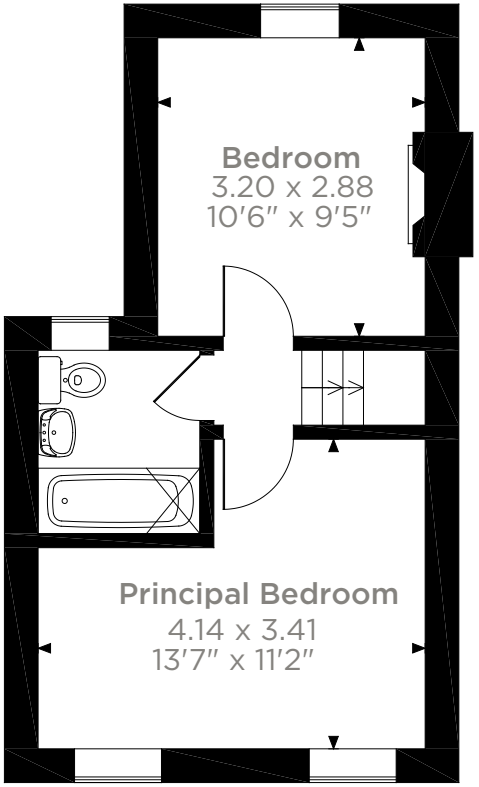
Tenure: Freehold
Services: Mains electric, gas, water, private drainage – a shared modern Klargester style system
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band C
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG18 4NU

76, Harts Hill Road, Thatcham, Berkshire
Approximate Gross Internal Area
60 Sq M/646 Sq Ft





Ground Floor



First Floor

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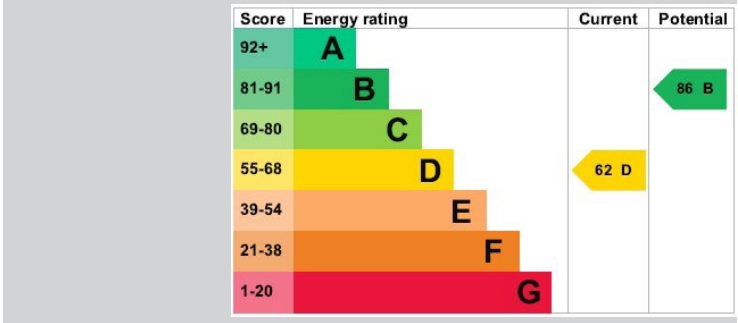

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