



**THE RIVER BARN**  
Guide Price £925,000

Carter Jonas

# THE RIVER BARN CROOKHAM HILL THATCHAM RG19 4PQ

- Thatcham town and mainline station within walking distance

- Newbury 5 miles  
- M4 (J13) 7.5 miles

Entrance porch · impressive kitchen/breakfast room · stunning sitting/dining room · office with mezzanine floor above · WC cloakroom · principal bedroom with ensuite · 2 further bedrooms · luxury family shower room · carport with adjoining shed · landscaped garden · stunning riverside location · beautifully presented · Energy Rating D

## 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 River Barn is an outstanding property that has been extremely well maintained and enhanced, both inside and out, by the present vendors. Converted in 1998 the accommodation has been well planned to take full advantage of the position, and garden, with the principal living rooms having direct access outside to the garden and river beyond.

**NESTLED ON THE OUTSKIRTS OF THATCHAM IS THIS BEAUTIFULLY PRESENTED HOME LOCATED IN AN IDYLLIC LOCATION ON THE WATER FRONT OF THE RIVER KENNET. OFFERING A PERFECT BLEND OF MODERN FAMILY LIVING AND COUNTRYSIDE CHARM, THE PROPERTY BENEFITS FROM SPACIOUS, FLEXIBLE ACCOMMODATION AND A VERY SPECIAL LOCATION.**



The accommodation briefly comprises an impressive kitchen/breakfast room and a wonderful sitting/dining room with feature 4 sided woodburning stove sitting centrally in the room. Off this room there is an excellent study which has a staircase up to a beautiful mezzanine level office which overlooks to the sitting room and river beyond. The bedrooms to the property all lie to one end and comprise a bright principal bedroom with fitted wardrobes and ensuite shower room, 2 further bedrooms with fitted wardrobes, a separate WC and a luxury family shower room with a utility cupboard.

#### OUTSIDE

The River Barn is approached via a tarmac lane allowing access to the blocked paved drive, carport and associated store. To the front there is a low maintenance garden screened by a beech hedge while to the rear there is a beautiful level garden leading directly to the waters edge. Adjacent to the house there is a large patio area which in turn leads to a decked area jutting out into the water to provide a jetty for a small boat and a perfect spot for alfresco dining.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains gas, electricity and water. Shared septic tank between the 4 houses on site.

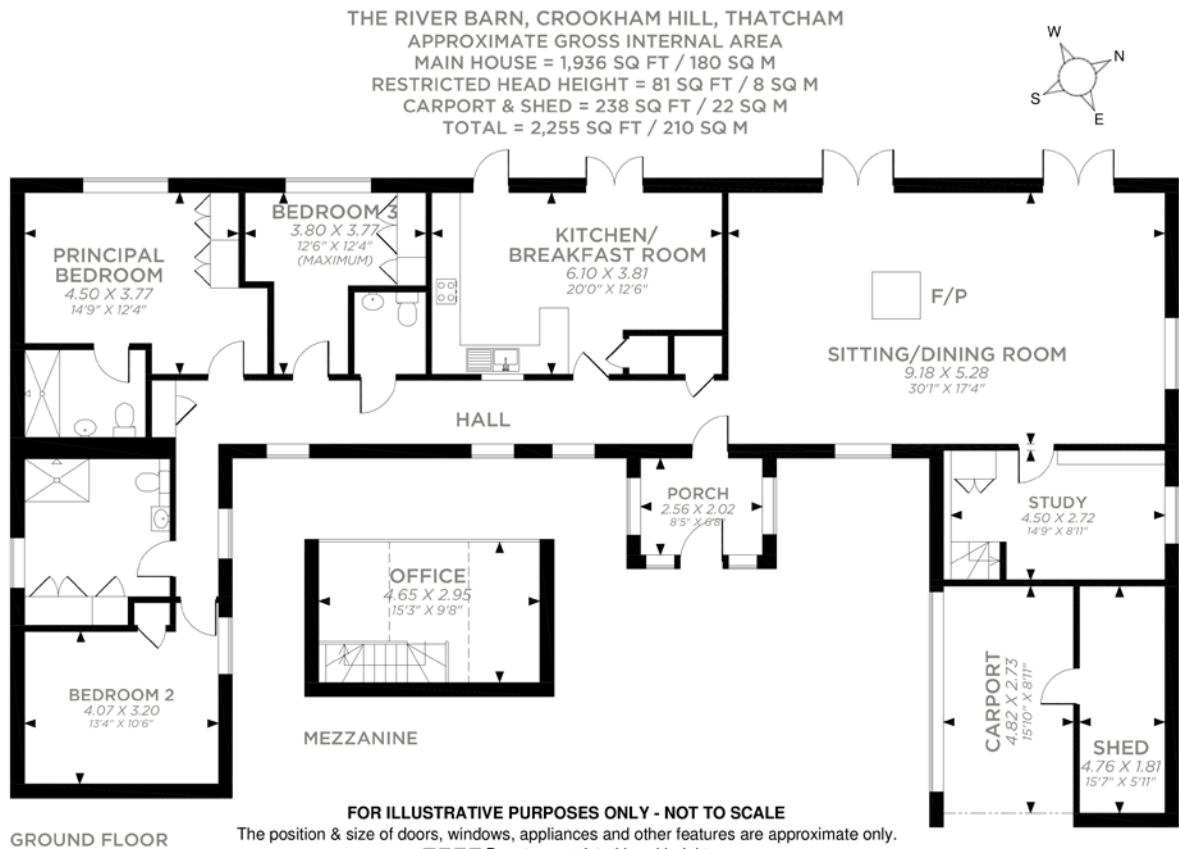
**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band E

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

**Directions:** Please use postcode RG19 4PQ





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

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