



SOMERTON
Guide Price £625,000

Carter Jonas

SOMERTON CROOKHAM HILL CROOKHAM COMMON RG19 8BW

- Newbury town and mainline station 5.5 miles
- Thatcham station 0.8 miles
- M4 (J13) 8 miles

Entrance hall with coat cupboard · WC cloakroom · sitting room with woodburning stove · stunning kitchen/breakfast room · utility room · principal bedroom with luxury en suite shower room · 3 further bedrooms · beautiful family bathroom · double-glazing · oil fired central heating · integral garage · generous driveway · private garden · Energy Rating C

SITUATION

Somerton is located on the outskirts of Thatcham on Crookham Hill adjacent to the expanses of Crookham Common. Thatcham is a popular residential area to the east of Newbury. There are plenty of shopping and leisure facilities in the town 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. 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.

DESCRIPTION

Somerton was built in c2006 by renown Westbuild Homes and is located on this small development of 3 houses in this rural location a stone's throw away from Greenham and Crookham Common.

A STUNNING FAMILY HOUSE WITH SOUTH FACING GARDEN BACKING ONTO ANCIENT WOODLAND. OFFERING EASY ACCESS TO THATCHAM TOWN, THE LOCAL COUNTRYSIDE AS WELL EXCELLENT ROAD AND RAIL LINKS, EARLY VIEWING IS HIGHLY RECOMMENDED.



The property has been greatly enhanced by the current owners to create a beautifully presented modern family home with well balanced accommodation. Improvements to the property included new windows, doors, boiler, bathrooms and kitchen along with a complete redecoration. The accommodation briefly comprises a welcoming entrance hall, with cloakroom off, a beautiful sitting room with wood burning stove and bi-fold doors through to the stunning kitchen/breakfast room and utility room with direct access to the garden and garage. On the first floor, there is an excellent principal bedroom with a bank of fitted wardrobes and striking en suite shower room, along with 3 further bedrooms and the generous family bathroom.

OUTSIDE

The property is approached over a tarmac roadway to a block paved drive with parking for several cars and access to the garage. The rear garden has several different areas to enjoy the private outlook, which is fully enclosed by a combination of board fencing and post and rail fencing. The garden has been well maintained, boasting mature shrubs and patio ideal to sit enjoy a relaxing drink at the end of a busy day. The remainder of the garden is laid to lawn and overlooks the Ancient woodland behind.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, mains water and shared biodigester with 3 houses. Oil fired central heating. Fibre to the property.

Local Authority: West Berkshire Council - 01635 551111

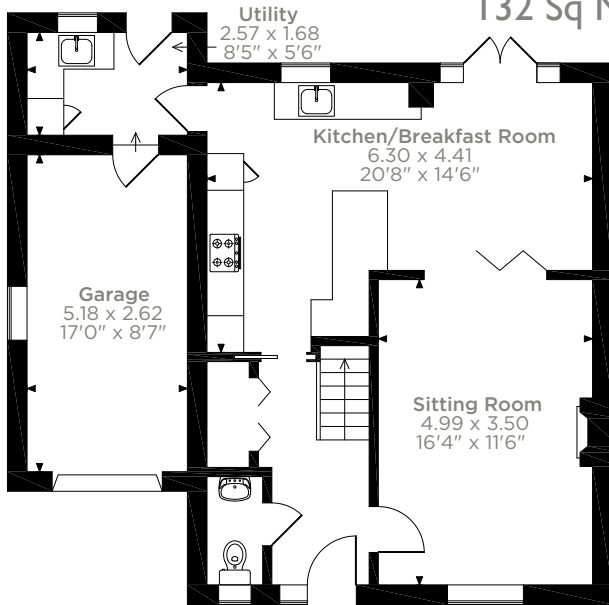
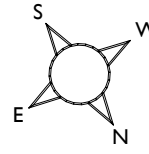
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

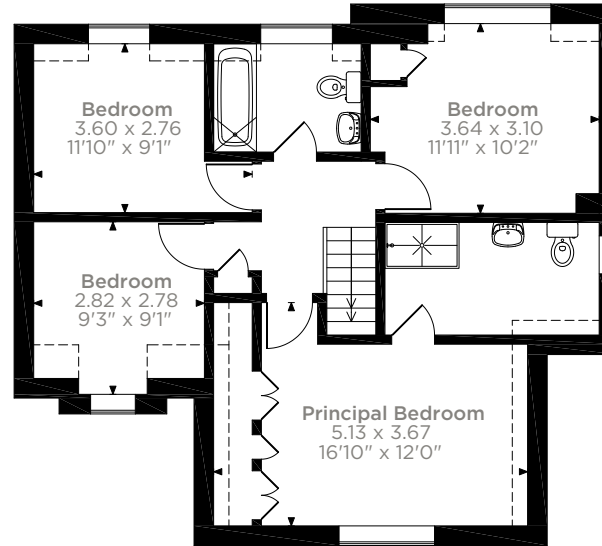
Directions: Please use postcode RG19 8BW



Somerton, Crookham Hill, Crookham Common, Thatcham
Approximate Gross Internal Area
132 Sq M/1421 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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