



**3 HAYSONS DRIVE**  
Guide Price £775,000

Carter Jonas

# **3 HAYSONS DRIVE GREENHAM RG19 8EY**

- Newbury town and mainline station 0.5 miles
- M4 (J13) 3 miles
- A34 2 miles

Entrance hall · sitting room · family room · study · kitchen with centre island · ground floor cloakroom · first floor landing · family bathroom · principal bedroom with extensive wardrobes and ensuite shower room · second guest bedroom with ensuite · 3 further bedrooms · family bathroom · extensive private parking · double garage · lovely private gardens and patio · a modern well finished property · Energy Rating C

## **SITUATION**

Greenham is a residential area to the south-east of Newbury with many open spaces and beautiful walks and rides, in particular over Greenham Common, which was a former airfield but has now been returned to public ownership. There is a Retail Park within easy reach, with a Tesco supermarket and a Premier Inn. There are sports facilities nearby including the David Lloyd and Nuffield leisure centres, Newbury Racecourse, Indoor Bowls Club and Newbury & Crookham Golf Club. Newbury town centre is within a few minutes drive, and offers many other entertainment and recreational opportunities, including restaurants, pubs and a theatre.

## **DESCRIPTION**

This well presented 5 bedroom detached house offering a great cul-de-sac location and bright and spacious accommodation. The property benefits from an excellent quality finish with good quality bathrooms and kitchen appliances. The front door opens to an entrance hall which leads to a generous sitting room. There are 2 further sizeable reception rooms giving exceptional living space, a particular feature of the property is the good quality kitchen and utility room. Upstairs the feeling of light and space continues with 5 bedrooms, 2 with ensuites and a modern family bathroom.

**A SUPERBLY PRESENTED AND SPACIOUS 5 BEDROOM DETACHED HOUSE WELL LOCATED ON A QUIET RESIDENTIAL CUL-DE-SAC SOUTH OF NEWBURY TOWN CENTRE. THE PROPERTY BENEFITS FROM 3 RECEPTION ROOMS, AN IMPRESSIVE KITCHEN, 5 BEDROOMS INCLUDING 2 ENSUITES, EXTENSIVE PARKING, DOUBLE GARAGE AND PRIVATE GARDENS.**



## OUTSIDE

The property benefits from a prime position on this quiet cul-de-sac and offers parking to the front and an additional side drive area with access to the double garage, currently used as garaging and a useful gym area to one half. At the rear of the house there is a substantial patio leading from the kitchen and living room to a well-tended level lawn, there is also rear access from the garden to the garage.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

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

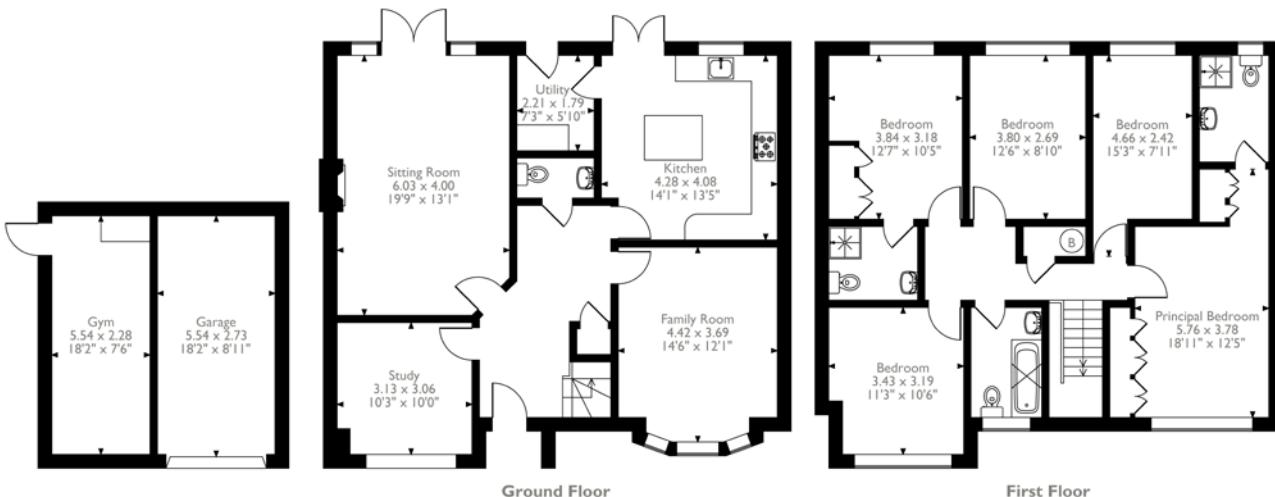
**Council Tax:** Band G

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

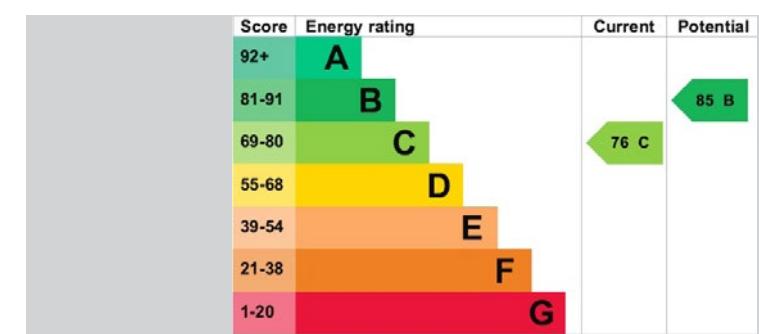
**Directions:** Please use postcode RG19 8EY



3, Haysoms Drive, Greenham, Thatcham  
 Approximate Gross Internal Area  
 Main House = 178 Sq M/1916 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Outbuilding = 13 Sq M/140 Sq Ft  
 Total = 206 Sq M/2217 Sq Ft



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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