



Sagecroft Road

Cricketts

1 Sagecroft Road, Thatcham, Berkshire. RG18 3FF.

£579,995 Freehold



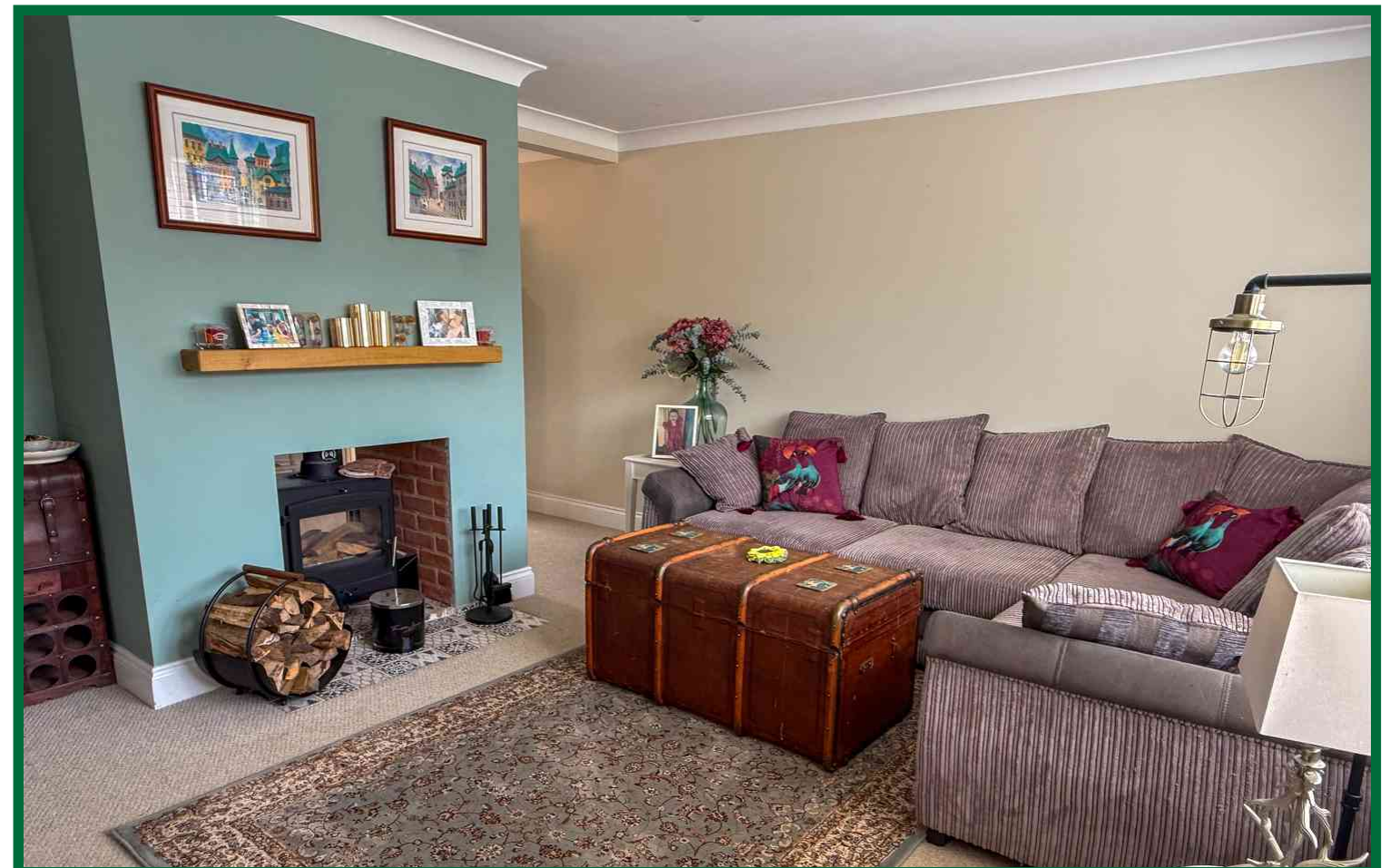
- Welcoming entrance hall
- WC and utility room
- Spacious kitchen/ dining room
- Bright and airy double aspect lounge
- Playroom/ Snug
- Beautiful master suite with dressing room and ensuite
- Three further bedrooms
- Family bathroom
- Stunning newly landscaped wrap around garden
- Driveway parking for several vehicles

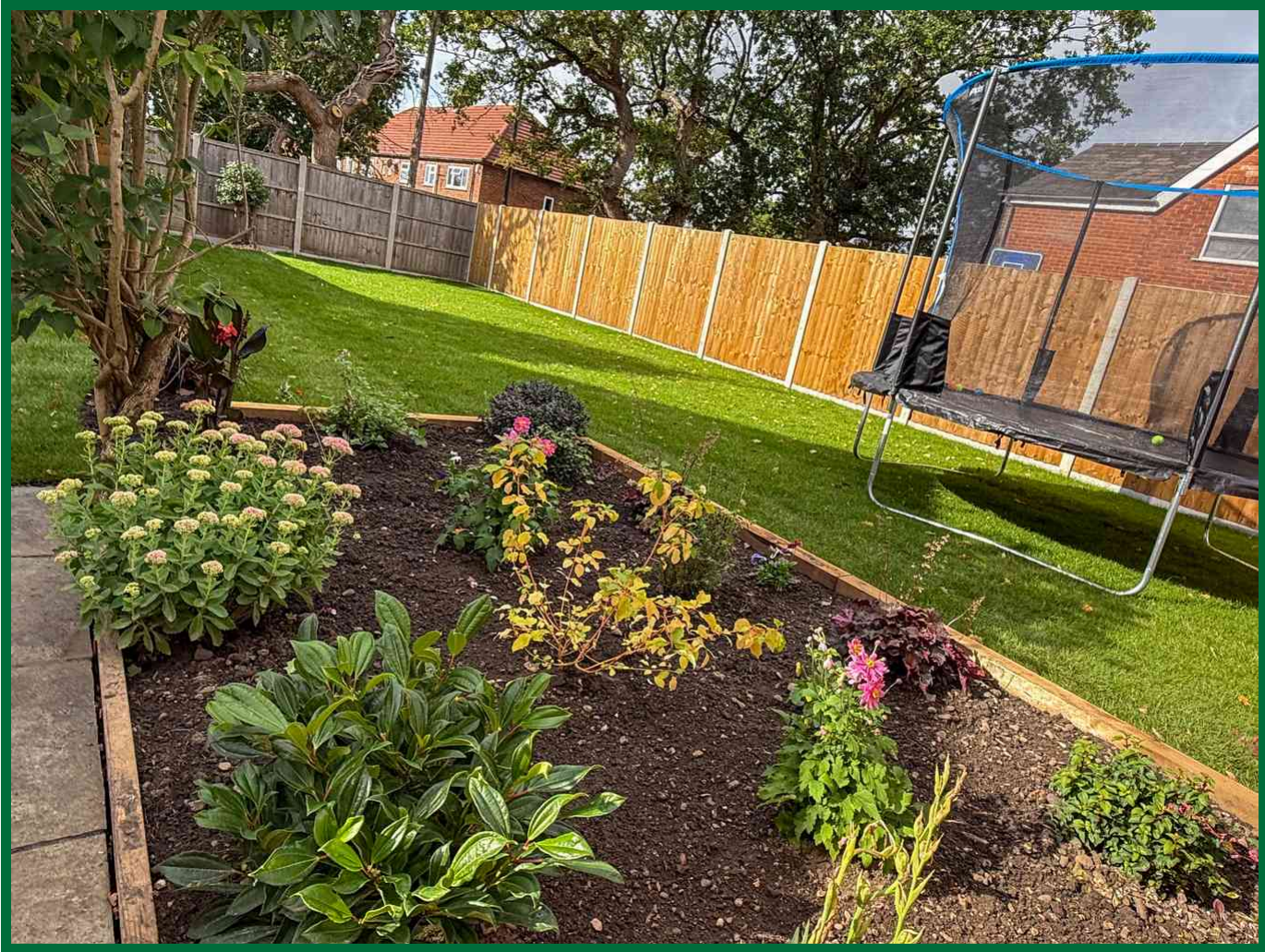
Welcome to this exceptionally spacious and beautifully presented four-bedroom family home, offering an abundance of living space both inside and out.

Upon entering, you are greeted by a bright and welcoming hallway that sets the tone for the rest of the property. A convenient WC and a separate utility room which has the bonus of storage, a sink and door leading to the garden. The heart of the home is the large kitchen/breakfast room, thoughtfully designed for both everyday living and entertaining. French doors open directly onto the stunning landscaped garden, creating a seamless indoor-outdoor flow. A dining room offers an ideal space for hosting or additional space for a playroom or study area, while the generously proportioned lounge features a charming double-aspect wood-burning stove, adding warmth and character.

Upstairs, the impressive master bedroom benefits from a private dressing room and a luxurious en suite bathroom complete with a separate shower and bath and a double sink. Three further good-sized bedrooms provide flexible accommodation for family, guests, or home working, and are served by a well-appointed family bathroom.

Outside, the home continues to impress with a beautifully landscaped garden that wraps around the property, offering a mix of lawn, patio seating areas, and well-established planting. The current owners have purchased additional land to enhance the outdoor space further, with new fencing providing privacy and definition. A garden shed offers useful storage, while the large driveway provides off-road parking for several vehicles.

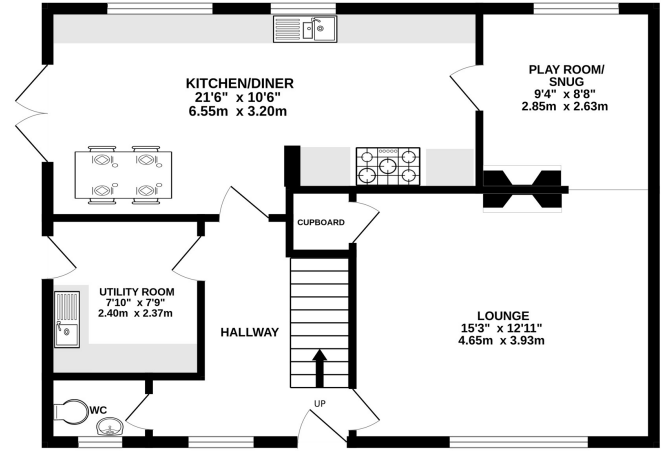




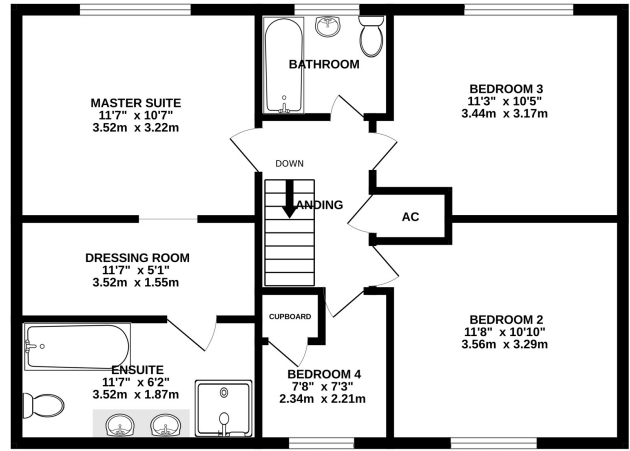
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** D

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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