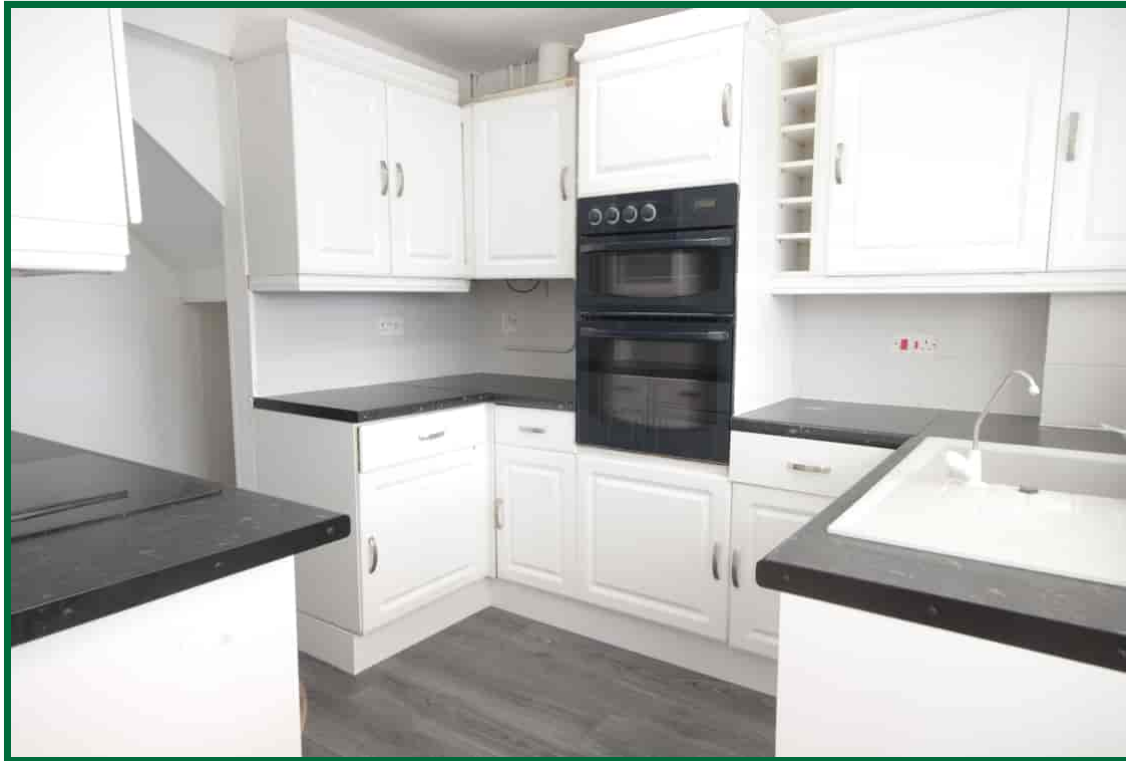




Sagecroft Road

Cricketts



-  **NO ONWARD CHAIN**
-  **Entrance hall**
-  **Cloakroom**
-  **Generous sized lounge**
-  **Kitchen**
-  **Dining room**
-  **Conservatory**
-  **Three bedrooms**
-  **Family bathroom**
-  **Enclosed rear garden**
-  **Parking to the rear**
-  **Close to local amenities**
-  **Council tax band C**

#### DESCRIPTION

This beautifully presented and spacious three bedroom house is the perfect family home. Freshly re-decorated throughout and plush new carpets.

#### VACANT POSSESSION - NO ONWARD CHAIN.

The property has been very well maintained by its current owners and offers very light and airy accommodation comprising:- entrance hall, downstairs cloakroom, large lounge, good sized dining room with doors leading to a large conservatory, the kitchen is accessed from the dining room and is fitted with a range of stylish kitchen furniture with integrated appliances and ample worksurfaces

Upstairs, the property comprises of three bedrooms. The master bedroom benefits from fitted wardrobes, providing ample storage space. The family bathroom is stylishly decorated with a modern suite, including a shower over the bath.

Outside to the front of the property there is off road parking on the driveway.

There is a lovely garden to the rear which is designed for ease of maintenance and offers a degree of privacy. Gated rear access leads to an additional parking space.

The property is located in the highly sought-after area of Thatcham, offering easy access to local amenities, schools, and transport links. This stunning property is ready for viewings and offers an exceptional opportunity to secure your dream family home.

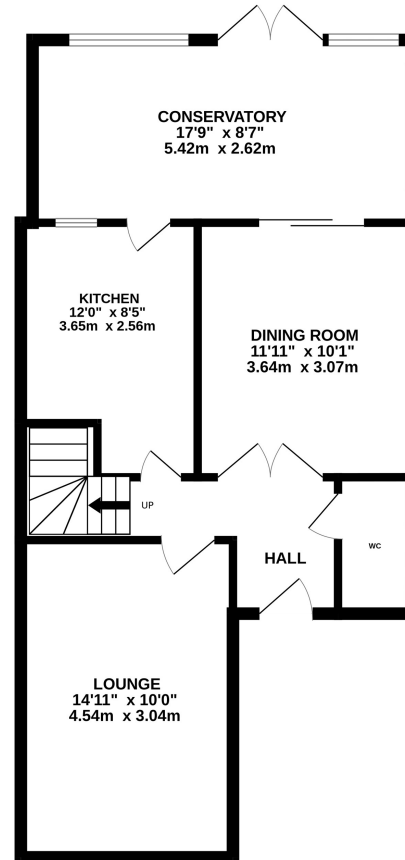
## Directions

Proceed out of Newbury on the A4 signposted Thatcham for approx. 1.5 mile turn left into Northwood Road turn right into Sagecroft Road passing by Tesco Metro. Proceed along the Road towards the end and the property will be found on the right.

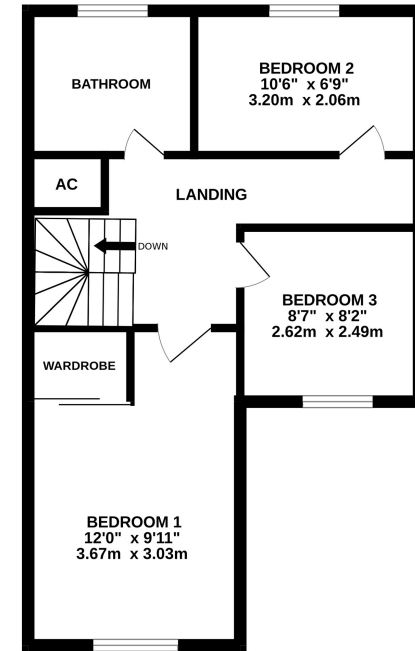
## Local Information

Thatcham is a thriving market town, which is claimed to be the oldest inhabited village in Britain. Thatcham straddles the River Kennet, the Kennet and Avon canal and the A4 and neighbours the popular town of Newbury. It boasts its own high street with many shops, restaurants and public houses. There are further comprehensive facilities in Newbury & Reading, both of which are an easy commute. It is home to Thatcham Nature Discovery Centre which is packed full of interactive wildlife and natural history displays. There is a network of footpaths, a bird hide and the Lakeside Cafe where you can enjoy homemade food and drinks looking out over the lake. Bowdown Woods, the Berks, Bucks, & Oxon Wildlife Trust's biggest woodland reserve in Berkshire, is also nearby and hard to beat for sheer variety of wildlife throughout the year. For sporting enthusiasts, Thatcham offers football, rugby, cricket and bowling clubs plus a leisure centre with swimming pool and supporters club. There are several schools situated in and around Thatcham in both the private and state sectors, from pre-schools, to secondary schools. In terms of communications, Thatcham has a mainline railway station with direct connections to Reading and London Paddington. Newbury is approximately 3 miles away, with access onto the A34, A339 and junction 13 of the M4, which is just north of Newbury

GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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.  
Made with Metropix ©2023

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452

