



Braemore Close

Cricketts

Braemore Close, Thatcham, RG19 3XP

£525,000



#### DESCRIPTION

Welcome to this charming 4-bedroom family home nestled in the heart of Thatcham, where modern convenience meets cozy elegance. As you step through the front door, you're greeted by a sense of warmth and space, with an open-plan layout that invites you to relax and unwind. Down stairs cloakroom.

The heart of the home is the expansive living area, seamlessly blending the kitchen, dining, and lounge spaces. Sunlight streams in through large windows, illuminating the room and creating a welcoming atmosphere. But it's the bi-fold doors that truly steal the show, effortlessly connecting the indoors with the outdoors, allowing for a seamless transition to the lush garden beyond. The kitchen area is fitted with a range of modern furniture with integrated appliances, large island bar which is great for entertaining. Whether you're hosting a dinner party or simply enjoying a quiet night in, this home offers the perfect blend of functionality and comfort. There is a dedicated utility room off of the kitchen. On the first floor there are four bedrooms and a family bathroom.

Imagine lazy weekends spent entertaining friends and family on the patio, with children playing freely in the expansive lawn. The garden offers a tranquil retreat, perfect for al fresco dining or simply soaking up the sunshine.

For those who appreciate convenience, this home boasts a prime location within walking distance to the railway station, making commuting a breeze. Families will also appreciate the proximity to good schools, ensuring quality education for the little ones. When it comes to leisure, Thatcham town offers a plethora of options, with a diverse range of retailers, charming pubs, and inviting restaurants just a stone's throw away. Whether you're craving a gourmet meal or a casual pint, you'll find plenty to explore and enjoy right at your doorstep.

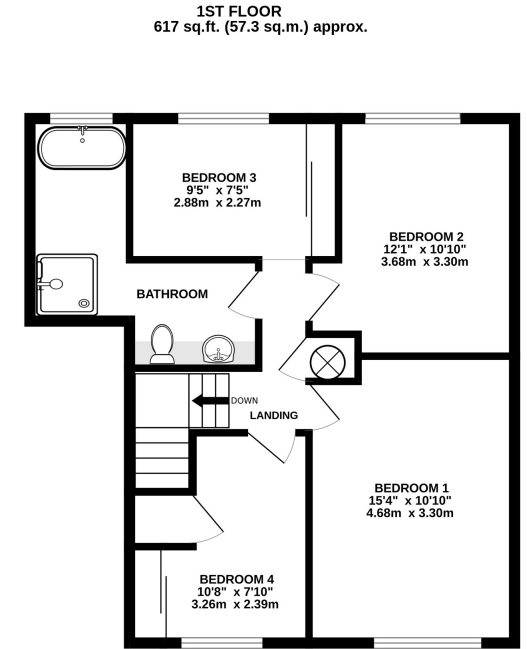
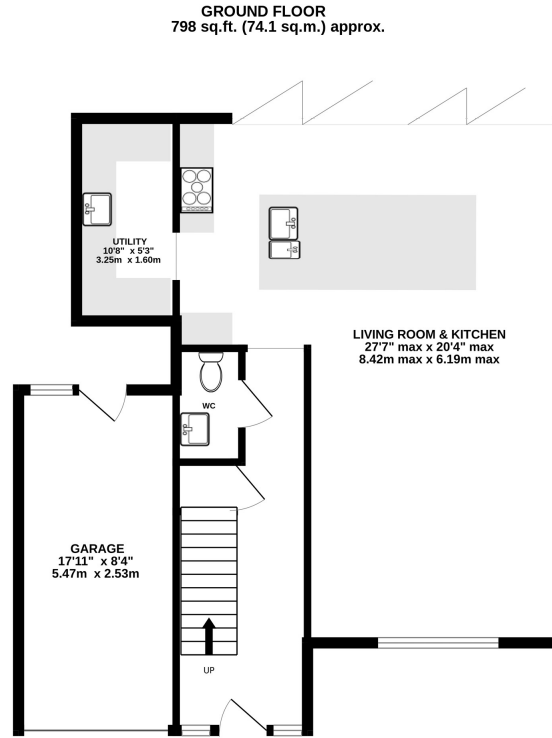
- 🏠 Welcoming entrance hall
- 🏠 Cloakroom
- 🏠 Spacious well kept lounge
- 🏠 Open plan kitchen/ diner with bi fold doors leading out onto the garden
- 🏠 Utility room
- 🏠 Four bedrooms two with built wardrobes
- 🏠 Family bathroom with separate shower cubicle
- 🏠 Fully enclosed, rear garden with patio area
- 🏠 Council tax band D
- 🏠 Gas fired central heating
- 🏠 Kennet School catchment

# Directions

Proceed east out of Newbury on the A4 sign posted Thatcham/Reading for approx. one mile. Continue through the major cross Roads at Hambridge Road and take up the right hand filter turning right into lower Way. Continue along Lower Way and at the mini roundabout turn right onto the moors. Take the 2nd turning into Ilkley Way and Braemore Close will be found a short distance on your left.

# 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.



**TOTAL FLOOR AREA : 1414 sq.ft. (131.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



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