



**Cricketts**  
Prestige Homes



Hook Close, Greenham, Thatcham, RG19 8EZ

£795,000



A substantial six bedroom detached family home with the accommodation arranged over three floors situated in a small select development lying to the south of Newbury. The property was built in 2003 by Bellway to a very high specification. The property is immaculately presented throughout and offers excellent family accommodation comprising entrance hall, cloakroom, family room/ Study, living/dining room, kitchen/breakfast room, utility room. On the 1st floor there is a Master bedroom with built in wardrobes and ensuite shower room. Guest suite with ensuite. 4 further double bedrooms and 2 more family bathrooms.

The front of the property affords off road parking and a foot path leading to the front door with mature shrubs.

The rear garden is mainly laid to lawn with a large paved patio and beautiful mature trees, offering all year round interest, enclosed by panel fencing. The property is situated close to Tesco's super store and the Newbury Retail Park and the Hilton Hotel. There is also Greenham common close by offering great outdoor activities.

- 🏠 Entrance hall
- 🏠 Kitchen breakfast room
- 🏠 Downstairs cloakroom
- 🏠 Utility room
- 🏠 Lounge diner
- 🏠 Study
- 🏠 Master bedroom with built in wardrobes
- 🏠 Ensuite shower room.
- 🏠 Guest bedroom with ensuite.
- 🏠 Four further double bedrooms
- 🏠 Two further family bathrooms
- 🏠 Double garage
- 🏠 Driveway parking
- 🏠 Gas central heating
- 🏠 Quiet cul de sac position

## Directions

From the offices of Crickets Estate Agents proceed south on the A339 towards Basingstoke. At the top of the hill turn left and proceed straight over the next two roundabouts and then take second left into Haysoms Drive follow the road into hook close and the property will be found on the left hand side.

## Local Information

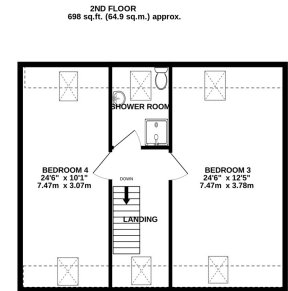
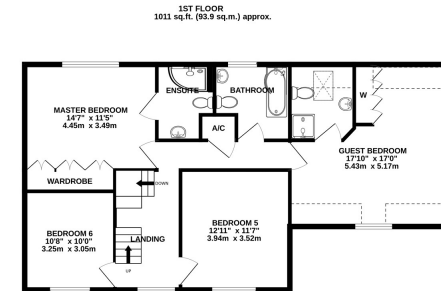
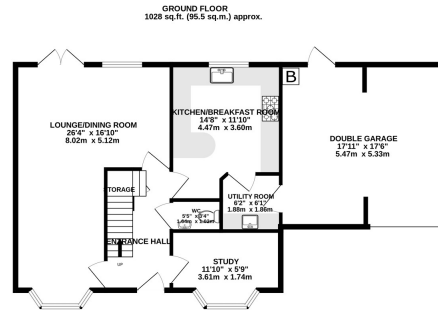
Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich heritage as well as having an excellent range of facilities including the famous Newbury Racecourse and excellent Park Way shopping centre.

There are many more things to see, do and explore in and around Newbury, from the 800 year old street market which is held twice a week in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops as well as larger department stores. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs and several popular golf courses.

There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, Donnington Castle and the famous Greenham Common.

Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	84
(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	



**TOTAL FLOOR AREA : 2737 sq.ft. (254.3 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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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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