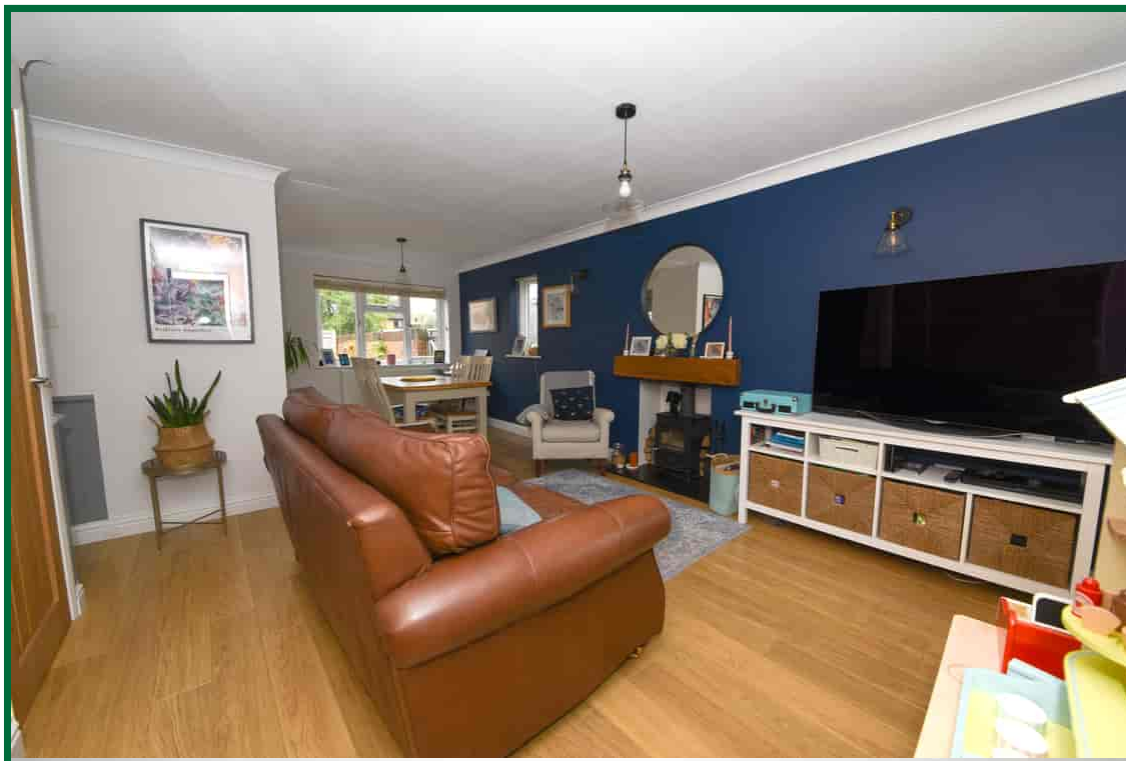




Webbs Acre

Cricketts



DESCRIPTION

Discover this charming three-bedroom link-detached family home situated on the fringe of Thatcham town. Within walking distance of the railway station, offering a mainline link into Paddington, this property is ideally located. A parade of shops is conveniently close by, and it falls within the Kennet School catchment area.

INTERNAL VIEWING IS HIGHLY RECOMMENDED.

The current owners have maintained the house to a high standard, with recent upgrades including new double glazing. The accommodation features a welcoming hallway, a downstairs cloakroom, study with door into the remainder of the garage utilised for storage, spacious lounge/dining room that seamlessly flows into a well-appointed kitchen/dining room. The kitchen is fitted with a range of contemporary units. On the first floor, you will find three well-proportioned bedrooms all with fitted wardrobes and a family bathroom, which includes a stylish square P-shaped bath with an overhead shower. This delightful home is perfect for families seeking comfort, convenience, and a touch of elegance.

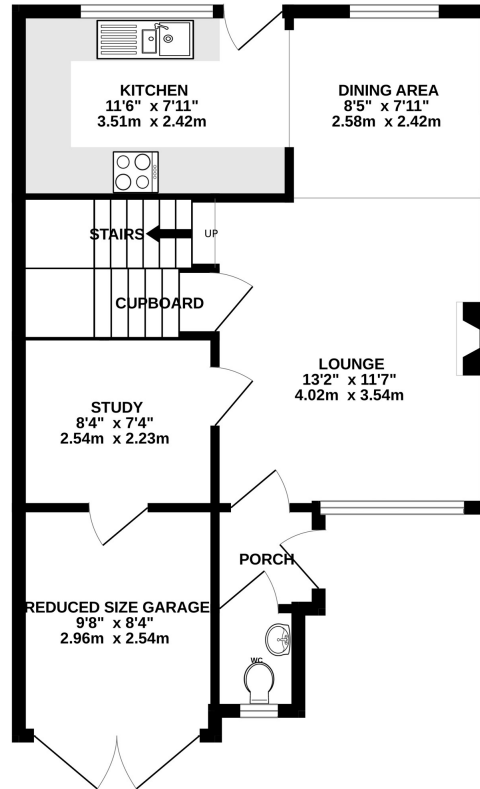
Outside, the front of the house offers off-road parking for three cars and a single garage which part of has been converted into a study, the remainder is utilised for storage. There is gated side access leading to a part-walled garden that is fully enclosed, providing a degree of seclusion. The garden features a paved patio and a grass area, perfect for outdoor relaxation and family activities. This delightful home is perfect for families seeking comfort, convenience, and a touch of elegance.

- 🏠 Reception hallway
- 🏠 Downstairs cloakroom
- 🏠 Study with door to the remainder of the garage utilised for storage.
- 🏠 Kitchen/dining room with integrated appliances and Patio doors leading to the garden.
- 🏠 Good size lounge with wood burning stove
- 🏠 Landing with access to the attic and airing cupboard
- 🏠 Bedroom one with double wardrobe
- 🏠 Bedroom two with wardrobe
- 🏠 Bedroom three with wardrobe
- 🏠 Family bathroom with modern sanitary ware
- 🏠 Driveway parking for three cars
- 🏠 A fully enclosed rear garden offering a degree of privacy

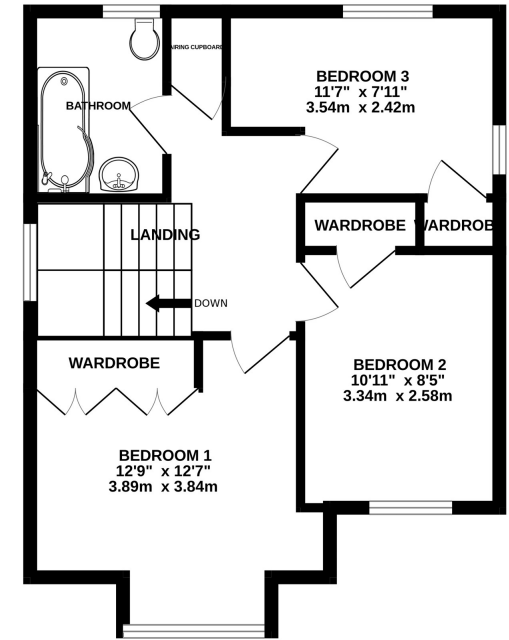
Local Information

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
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	82
England, Scotland & Wales		EU Directive 2002/91/EC	



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