



Roundfield

Cricketts

Roundfield, Upper Bucklebury, Reading, RG7 6RB

£375,000



- 🏠 NO ONWARD CHAIN
- 🏠 Large entrance hallway
- 🏠 Lounge/ diner
- 🏠 Kitchen
- 🏠 Two double bedrooms
- 🏠 Third generously sized single bedroom
- 🏠 Family shower room
- 🏠 South facing rear garden
- 🏠 Driveway parking
- 🏠 Council tax band C

#### DESCRIPTION

This charming three-bedroom terraced family home is nestled in the highly sought-after village of Upper Bucklebury, known for its peaceful ambiance and excellent community amenities. Positioned in a prime residential area, the property enjoys close proximity to a local convenience store and offers easy access to stunning countryside walks, perfect for outdoor enthusiasts. The home is ideally located for commuters, with excellent transport links to Newbury, Reading, and London.

Inside, the property has been well-maintained and provides generous living space. The ground floor features a welcoming reception hallway leading to a spacious lounge/dining room, which benefits from natural light and patio doors opening onto the rear garden. The adjacent kitchen is fully fitted with a range of cabinets, ample work surfaces, space for free standing cooker and plumbing for a washing machine. Upstairs, you'll find two well-proportioned double bedrooms, a third single bedroom, and a modern shower room.

To the front, the property offers convenient off-road parking with a private driveway. The rear garden is a true highlight, featuring a paved patio perfect for alfresco dining, leading to a lush lawn surrounded by beautifully stocked shrub borders, providing year-round colour and privacy thanks to tall hedging. A garden shed offers additional storage. This delightful home presents an ideal opportunity for families looking to settle in a peaceful village with easy access to urban conveniences.

## Directions

Proceed east out of Newbury on the A4 for approx. 1.5 mile. At the Garden Centre in Thatcham turn left onto Tull Way and continue for another 1.5 mile at the mini roundabout bear left to the next roundabout and take the 2nd exit. At the T junction turn left onto Floral Way heading for the A4. At the mini roundabout turn left signposted Upper Bucklebury and proceed for approx. 1 mile. Take the second turning on the left into Roundfields, opposite The Spar convenience store. Take the next left into Roundfields and the property will be found on the left.

## Local Information

In the late 20th century the village of Upper Bucklebury became the largest residential area situated in the parish of Bucklebury. It is located on a hill about 1.5 miles south-west of the extremely sought after village of Bucklebury, which lies at the western tip of Bucklebury Common. Upper Bucklebury has a general store, a public house, a modern style Church of England church and a primary school.

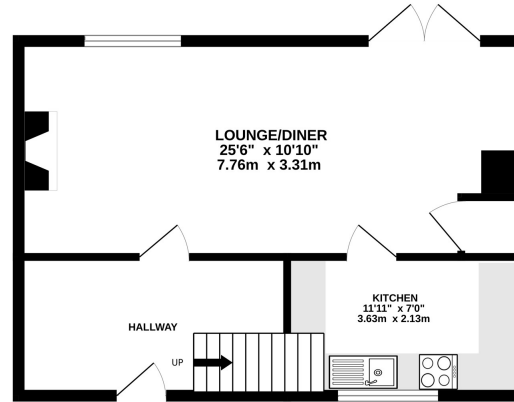
In more recent times the village has become famous for being the former home of the Duchess of Cambridge, who still visits the village and her family home on regular occasions.

Upper Bucklebury is in the North Wessex Downs Area of Outstanding Natural Beauty and is surrounded by beautiful countryside for walking and horse riding.

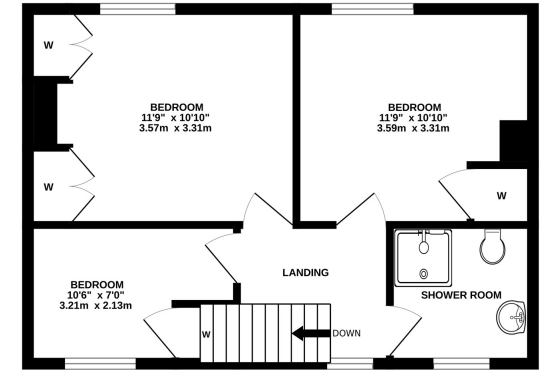
Should you wish to visit a larger, local town both Newbury and Reading are an easy commute away and provide fantastic amenities for retail and leisure purposes including multiple shops, public houses, restaurants, gyms, health and sports clubs, theatres and cinemas.

With regard to transport links, junction 13 of the M4 is approximately 6 miles from Bucklebury village and about 5 miles north-east of Newbury, giving access to both the A34 and A4; putting London, Bristol, Southampton, Oxford and Birmingham within easy reach. For trains, Newbury, Thatcham and Reading all have direct mainline trains into London Paddington and out to the South West.

GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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