



Tadham Place

Cricketts



DESCRIPTION

Charming Three-Bedroom Semi-Detached Family Home in Thatcham. Nestled in the sought-after Moors development, this beautifully maintained three-bedroom semi-detached home offers comfortable family living in a prime residential location. Conveniently situated within walking distance of Thatcham town centre, the railway station, and a well-regarded primary school, this property is ideal for families and commuters alike.

The ground floor accommodation includes a welcoming porch, a spacious lounge/dining room, and a separate kitchen. A delightful orangery leads seamlessly into the landscaped rear garden, providing an inviting space to relax and unwind. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The property is presented in excellent condition throughout, reflecting the care and attention of its current owners.

Externally, the home benefits from off-road parking on the driveway, a single garage and gated side access to the rear garden.

Designed for low maintenance, the garden features Astro-turf, attractive shrub borders, and a paved patio—perfect for alfresco dining. Fully enclosed, it offers a private and tranquil outdoor retreat. This fantastic home presents a wonderful opportunity for families or investors seeking a well-located and well-presented property in Thatcham.



- **Entrance porch**
- **Integral Garage**
- **Lounge Diner**
- **Kitchen**
- **Orangery**
- **Three good sized Bedrooms**
- **Family Bathroom**
- **Bigger than average garden**
- **Driveway parking**
- **Gas Central heating**

Directions

Proceed along Lower Way and at the mini roundabout turn right onto the moors and take the first turning into Ilkley Way and take the first left into Tadham Place and the property will be found at the end of the road on the right hand side.

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.

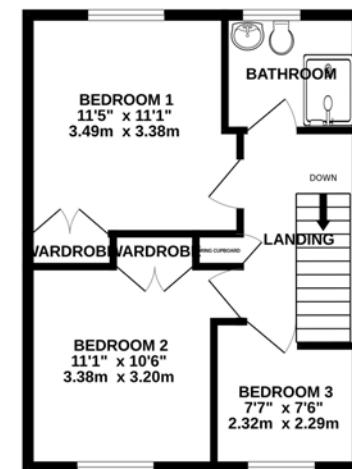
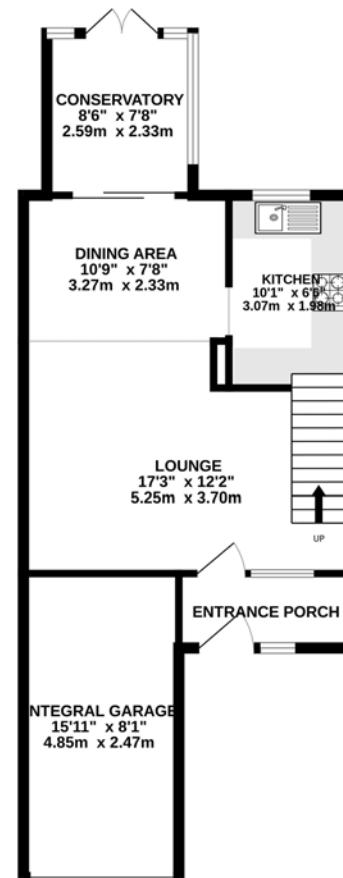
It is home to Thatcham Nature Discovery Centre which is packed full of interactive wildlife and natural history displays. There is a network of footpaths, a bird hide and the Lakeside Cafe where you can enjoy homemade food and drinks looking out over the lake. Bowdown Woods, the Berks, Bucks, & Oxon 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
570 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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 inaccuracy. The floorplan is for illustrative purposes only and should not 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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