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Prestige Homes
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Kiln Drive

Cricketts

Kiln Drive, Curridge, Thatcham, RG18 9EG

£499,950



- 🏠 Entrance hall
- 🏠 Downstairs cloakroom
- 🏠 Utility room
- 🏠 Spacious kitchen/ diner
- 🏠 Lounge
- 🏠 reception/ play room
- 🏠 Bedroom one with en suite shower room
- 🏠 Two further bedrooms
- 🏠 Family bathroom
- 🏠 Driveway parking
- 🏠 The Downs School catchment
- 🏠 Highly desirable village location

DESCRIPTION

Nestled in the highly sought-after village of Curridge, just north of Newbury, this exceptional family home is part of an exclusive development and offers breathtaking views over open fields to the rear. Thoughtfully extended and reconfigured by the current owners, the property provides a perfect blend of modern comfort and stylish living.

Upon entering, you are welcomed by a spacious entrance hall that leads to a downstairs cloakroom and a convenient utility room. The contemporary kitchen is a standout feature, boasting sleek modern cabinets and integrated appliances, seamlessly flowing into an orangery. This bright and airy space, with a skylight roof window, serves as the lounge, where natural sunlight floods in. French doors open out to the beautifully landscaped garden, a tranquil retreat that backs directly onto open fields, offering a serene and private setting.

Additionally, off the kitchen is a versatile reception room, which was originally the garage, with a portion cleverly retained for storage. Upstairs, the first-floor landing leads to a luxurious master suite, complete with an en suite shower room, along with two further generously sized double bedrooms and a family bathroom. Outside, the front of the property features a charming garden and driveway parking for two vehicles. The rear garden is a true highlight, meticulously landscaped with a patio area perfect for alfresco dining while enjoying the stunning countryside views. The garden's seclusion ensures a high degree of privacy, making it an ideal family sanctuary.

Directions

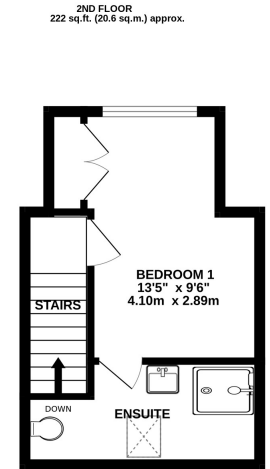
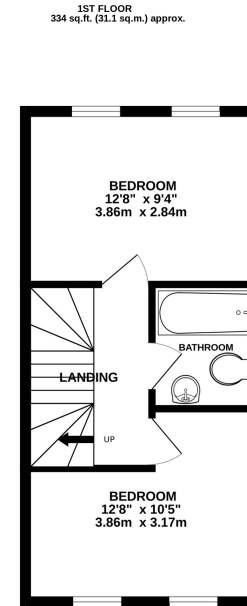
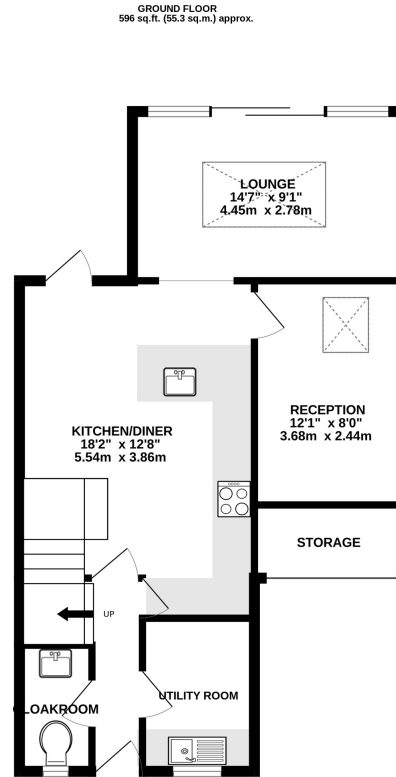
From the offices of Cricketts of Berkshire proceed North out of Newbury on the B4009/ Long Lane towards Hermitage for approx. 5.4 miles. Shortly after the petrol station turn left sign posted Curridge and proceed into the village passing by The Bunk village pub and continue straight into Kiln Drive and the property will be found on the left.

Local Information

Curridge is a very popular, sought after village situated on the fringe of Hermitage. The village has a village hall, shop, riding stables and pub with a restaurant, The Bunk, which not only attracts the locals but people from surrounding villages. The local primary school has received excellent Ofsted reports and the village has a very friendly community spirit. There are interesting walks in the nearby stunning countryside and bridle paths for keen riders. Neighbouring villages are Oare, Hermitage, Hampstead Norreys, Chieveley and Cold Ash.

Only 4 miles away, Newbury provides a wide range of major retailers along with recreational sports facilities including a variety of golf courses, fishing on the Kennet & Avon canal and horseracing at Newbury Racecourse. There are numerous restaurants, public houses and wine bars. Newbury also has a choice of independent and state schools, both Primary and Secondary.

In terms of communications the M4 junction 13 is approximately 2 miles, with the A34 skirting the town. Newbury and Thatcham both have direct mainline rail connections to London (Paddington).



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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