



Kiln Drive, Curridge, Thatcham, RG18 9EG

£617,500










This lovely detached four-bedroom family home nestled in the picturesque village of Curridge, just north of Newbury. The property falls within the sought-after Downs School catchment area, making it an ideal choice for families. Set within stunning, south-facing gardens that back onto serene open fields this home offers a perfect blend of tranquility and convenience.

TO APPRECIATE THE SPACE AND THE AMBIENCE AN EARLY VIEWING IS HIGHLY RECOMMENDED - NO ONWARD CHAIN

Upon entering, you are greeted by a welcoming reception hallway, leading to a downstairs cloakroom. The spacious lounge, accessed through double doors, provides a comfortable and inviting space for relaxation. The heart of the home is the large kitchen/dining room. French doors from the kitchen open into a bright conservatory, which in turn leads out to the magnificent garden.

Upstairs, the first floor hosts the master bedroom with an ensuite shower room, three additional well-proportioned bedrooms, and a family bathroom.

The exterior of the property is equally impressive, with a paved driveway providing off-road parking and access to a single garage. The front garden is beautifully landscaped with a variety of shrubs and plants, adding to the home's curb appeal. Side access leads to the rear, where the south-facing garden truly shines. A paved patio area is perfect for alfresco dining, surrounded by lush lawns, mature flower beds, and vibrant, colorful blooms. The garden offers a high level of privacy, bordered by open fields creating a peaceful retreat where you can fully immerse yourself in nature. Kiln Drive is a true gem, offering an idyllic lifestyle in a highly desirable location.

-  Welcoming entrance hallway
-  Cloakroom
-  Lounge with bay window
-  Spacious kitchen/ diner
-  Utility room
-  Conservatory
-  Bedroom one with en suite shower room
-  Three further double bedrooms
-  Family bathroom
-  Driveway parking
-  Garage
-  Enclosed rear garden
-  The Downs School catchment

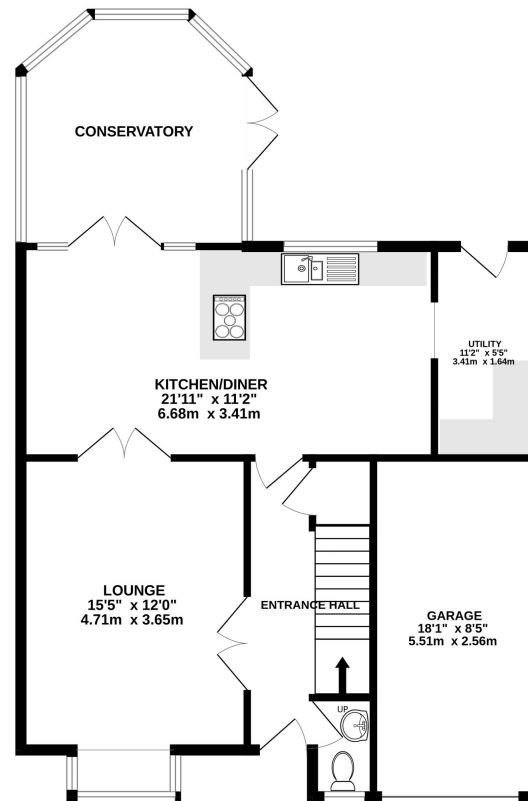
Directions

From the offices of Crickets 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.

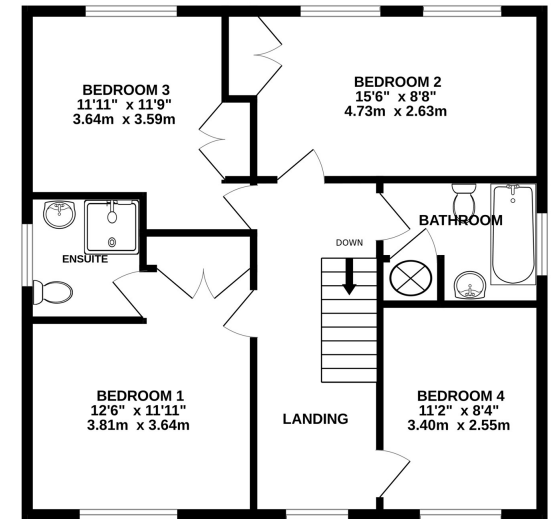
Local Information

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).

GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1633 sq.ft. (151.7 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		60
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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