



Meldrum Close

Cricketts

8 Meldrum Close, NEWBURY, Berkshire. RG14 6SL.

£450,000 Freehold



- Close to amenities
- Close to Newbury retail park.
- Good size kitchen/dining room
- Spacious accommodation
- Mature rear garden
- Excellent communication links
- Walking distance to the medical centre
- 55 Minutes to Paddington
- Falkland Primary catchment area
- Park house school catchment

A Lovely Three-Bedroom Family Home situated in the highly sought-after area of Wash Common, this beautifully presented three-bedroom semi-detached family home offers spacious and versatile accommodation, perfect for modern family living. The property lies within the catchment area for the well-regarded Falkland Primary School and St. Bartholomew's School, making it an ideal choice for families with children. With excellent transport links and a host of local amenities nearby, this home combines comfort, convenience, and community.

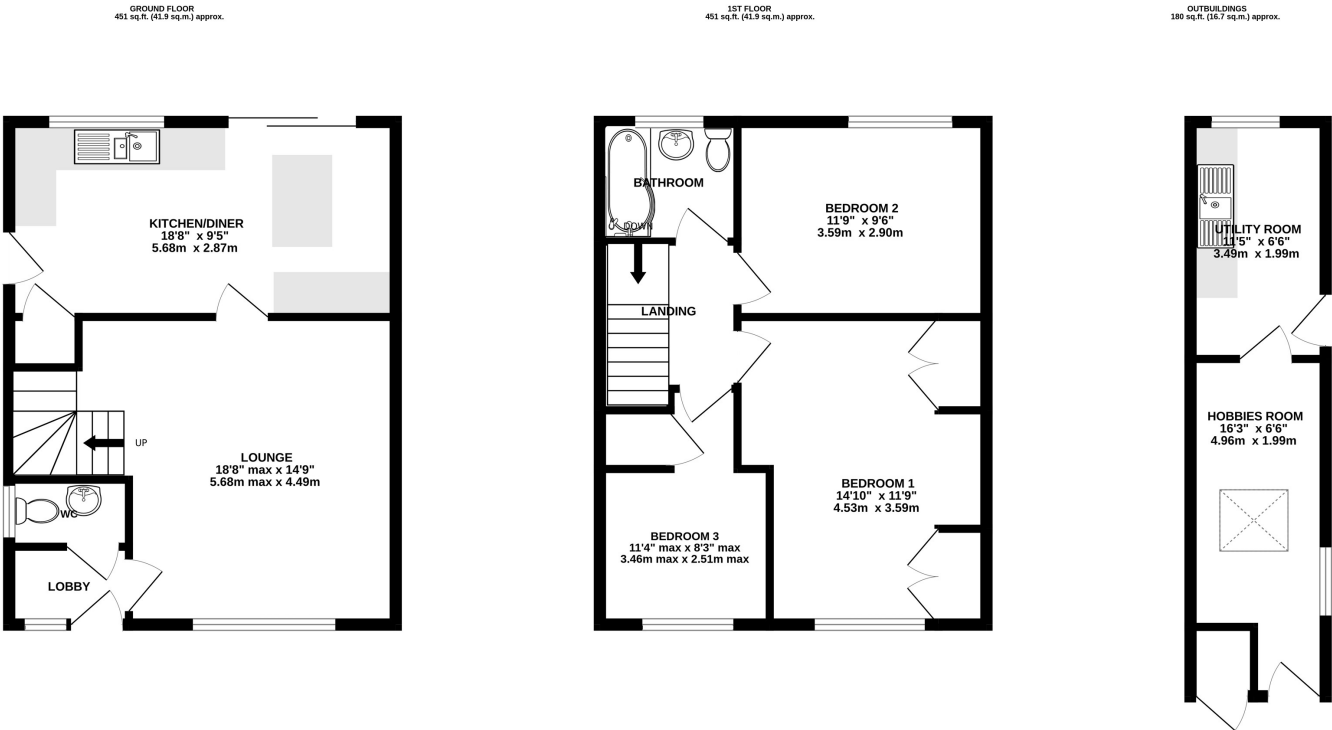
The property has been meticulously maintained by its current owners and is offered for sale in excellent condition throughout. The ground floor comprises a welcoming reception hallway, a downstairs cloakroom, a generously sized lounge with double doors opening into a spacious kitchen/dining room. The kitchen is well-equipped with a range of fitted cabinets integrated appliances, and ample work surfaces, along with a part-glazed door leading out to the rear garden. The garage is currently utilised utility area with plumbing for a washing machine, tumble dryer, and space for a tall fridge freezer—perfect for busy family life.

Upstairs, there are two comfortable double bedrooms and a further single bedroom, along with a modern family bathroom.

Externally, the property benefits from driveway parking for two vehicles, a neatly maintained front garden with lawn and shrub borders, and a fully enclosed rear garden. The rear garden offers a generous patio—ideal for alfresco dining—alongside a lawn bordered by mature shrubs.

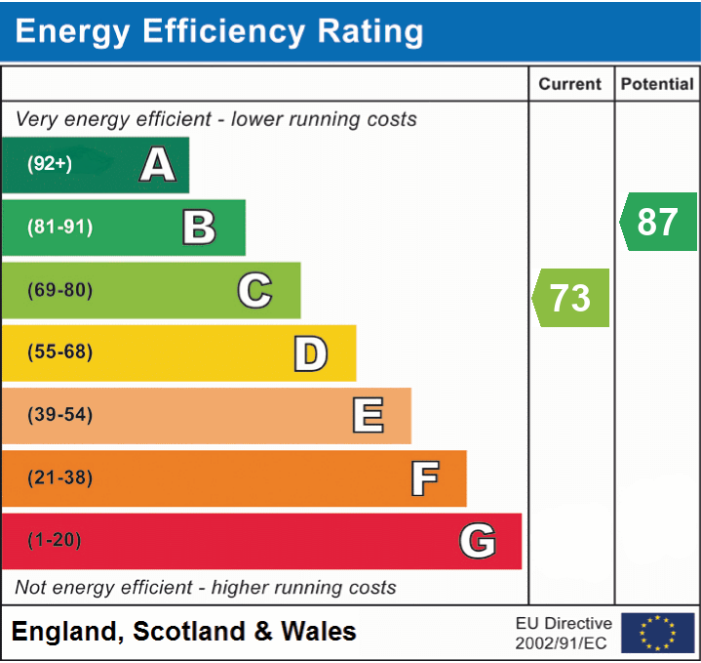
Wash Common offers a fantastic range of amenities including a local parade of shops, a veterinary surgery, a medical centre with dispensing chemist, a rugby club, and the popular David Lloyd recreational centre with outdoor swimming pool. The Bowler's Arms pub and nearby cricket pitch further enhance the area's community feel.





TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** D



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