



**THICKET HOUSE**

Guide Price £1,250,000

**Carter Jonas**

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## **THICKET HOUSE THE THICKET LECKHAMPSTEAD RG20 8QW**

- M4(J13) and A34 5 miles
- Newbury town centre and mainline station with trains to London Paddington 8.8 miles
- Didcot Railway Centre with fast trains to London Paddington 13.6 miles

Spacious entrance hall · open plan kitchen/dining room · sitting room · utility · larder · separate boot room · cloakroom · principal bedroom with ensuite bathroom · guest bedroom with ensuite shower room · 3 further bedrooms · family bathroom · large double garage and workshop/office with adjoining carport · lovely private garden of 0.5 acres · amazing quiet location with long reaching southerly views · Energy Rating D

### **SITUATION**

Thicket House is situated in a quiet and pretty hamlet, surrounded by attractive countryside and situated between the villages of Leckhampstead and Chaddleworth. Leckhampstead is the nearest village which is in a delightful rural setting surrounded by rolling countryside yet it is not remote being approximately 8 miles from Newbury and 8 miles from Wantage. The M4 junction 13 is 5 miles away and junction 14 is 7 miles. The next village of Chaddleworth has a local pub and there is a highly respected primary school in Brightwalton. The house is within the catchment of the renowned Downs School.

### **DESCRIPTION**

Thicket House is an individual detached family house that has been extended and improved by the present vendors. The house now offers very comfortable family sized accommodation, arranged over three floors and is situated in a lovely position within the plot allowing plenty of drive and a large garden.

**AN ATTRACTIVE DETACHED VILLAGE HOUSE, SITUATED IN A LOVELY QUIET LOCATION WITH AMAZING SOUTHERLY VIEWS OVER THE SURROUNDING COUNTRYSIDE, PROVIDING GENEROUS 5 BEDROOM ACCOMMODATION, A LARGE GARAGE AND WORKSHOP/OFFICE AND AN ESTABLISHED GARDEN OF 0.5 ACRES.**



On entering the property there is a spacious entrance hall with stairs to the first floor, the kitchen/dining room is the hub of the house, providing a nice fitted kitchen, with an island, which is then open to a dining area, so ideal for family living. From the dining room there is a separate sitting room with a door leading to the garden. The ground floor is completed by a useful utility room, with separate boot room, a larder and a ground floor cloakroom. On the first floor there is a double aspect guest room with ensuite shower room, 3 further double bedrooms and the family bathroom. The top floor has been converted to provide a very spacious principal bedroom with a walk-in wardrobe and an ensuite bathroom.

### OUTSIDE

The property is approached through a gate beyond which is a large area of gravel drive providing ample private parking and access to the carport. There is also an area of drive in front of the garage providing more parking. The detached garage is a very useful building as it provides a double garage but also a large workshop which is currently used as an office. Adjoining this is a car port. The garden, which is 0.5 acres in total, is mainly laid to lawn but has a variety of trees, shrubs and plants making it very private and secluded. A real feature is the lovely view over the southern boundary towards the surrounding countryside.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, private drainage, oil fired central heating

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band C

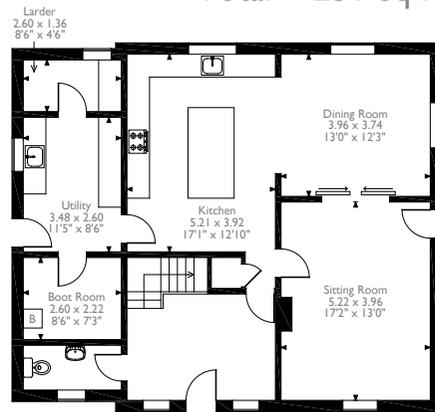
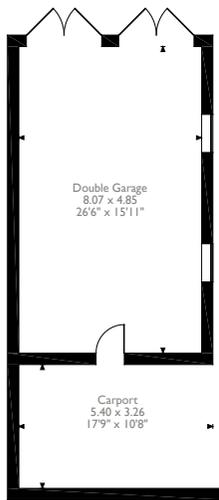
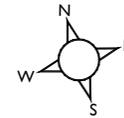
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG20 8QW

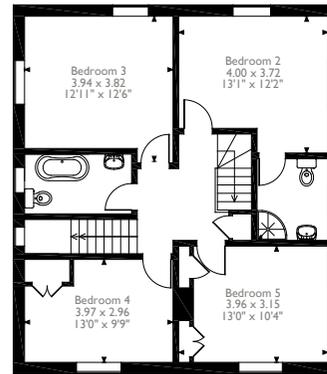




Thicket House, The Thicket, Leckhampstead, Newbury  
 Approximate Gross Internal Area  
 Main House = 212 Sq M/2282 Sq Ft  
 Double Garage = 39 Sq M/420 Sq Ft  
 Total = 251 Sq M/2702 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

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