



**7 FARMHOUSE MEWS**

Guide price £489,950

**Carter Jonas**

## 7 FARMHOUSE MEWS THATCHAM RG18 4NW

- Newbury town centre and mainline station 4 miles
- Thatcham mainline station 1 mile
- M4 and A34 4 miles

Entrance hall · cloakroom · spacious sitting room leading to a modern well equipped open plan kitchen/dining room · principal bedroom with ensuite shower room and built in wardrobes · 2 further comfortable bedrooms · family bathroom · private parking for 2 cars · amazing west facing gardens with extensive patio and a luxurious rear deck with wonderful countryside views · Energy Rating D

### SITUATION

Thatcham is a popular residential area to the east of Newbury. Communications from here are good, with access to the M4 at junction 13 Chieveley or at junction 12 Theale and a mainline train service from Thatcham giving access to London Paddington. There are plenty of shopping and leisure facilities in Thatcham and the centre benefits from a Waitrose and Costa Coffee. There is a good choice of doctor's surgeries, dentists and the Community Hospital is nearby. Thatcham is also very popular with families looking for good schooling with the Kennet Secondary School and numerous well regarded primary schools.

### DESCRIPTION

The spacious entrance hall provides access to a useful ground floor cloakroom, turned staircase to first floor and an understairs cloak cupboard, the hall also gives access to a spacious sitting room with views to the front. Having been beautifully extended at the rear, the sitting room opens to a luxurious open plan kitchen/dining area with bifold doors giving access onto the extensive patio and into the rear garden with stunning views beyond. Upstairs the feeling of light and space continues with 3 comfortable double bedrooms including a principal bedroom with ensuite shower room, there is also a well equipped family bathroom.

**AN ATTRACTIVE 3 BEDROOM SEMI-DETACHED HOUSE EXTENDED AND MUCH IMPROVED BY THE CURRENT OWNERS WITH A FANTASTIC RURAL CUL-DE-SAC LOCATION AND WONDERFUL COUNTRYSIDE VIEWS FROM THE EXTENSIVE REAR GARDENS.**



## OUTSIDE

The property has a desirable location within a small development built by reputed local developers, Rivar, positioned on the edge of wonderful countryside and within easy access to a local shopping area and within easy access of Thatcham town. The property offers private parking for 2 cars and there is side access to the rear garden via a wood gate. A particular feature of the house is the wonderful rear garden, a large patio and pergola lead from bifold doors off the kitchen/diner, the garden is generous with good privacy and attractive borders with a good quality summer house towards the rear. At this point a large rear deck with low fence gives amazing views over fields and the surrounding countryside, a wonderful spot to gather and relax enjoying a westerly direction.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

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

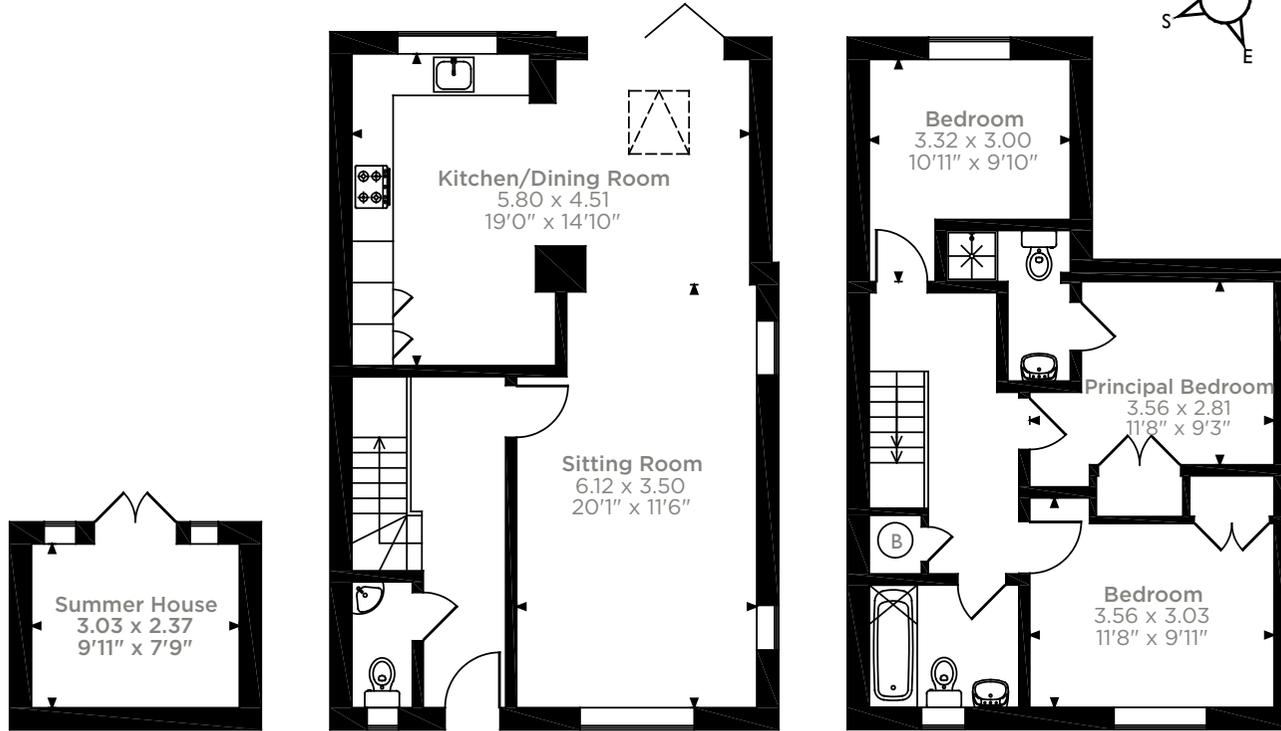
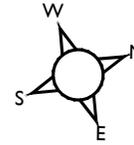
**Council Tax:** Band D

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

**Directions:** Please use post code RG18 4NW



7 Farmhouse Mews, Thatcham  
 Approximate Gross Internal Area  
 Main House = 101 Sq M/1087 Sq Ft  
 Outbuilding = 7 Sq M/75 Sq Ft  
 Total = 108 Sq M/1162 Sq Ft



Outbuilding

Ground Floor

First 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		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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