

47 Rotary Way, Thatcham, Berkshire, RG19 4SA

Freehold

Offers in excess of **£500,000**

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SIMUL MOVERE



Available with no onward chain is this four bedroom detached home situated on the edge of the popular Kennet Heath development.

- Views over fields
- No onward chain
- Garage and extended driveway
- Half a mile to Thatcham railway station
- Four double bedrooms
- Ensuite to master
- Downstairs WC

SITUATION

Rotary Way is situated within the popular Kennet Heath development in Thatcham, a well-established residential area that is particularly popular with families. The development offers a pleasant residential setting with open spaces and a local play area, while still being conveniently positioned for everyday amenities and transport links. Thatcham railway station is approximately 0.4 miles away, providing regular services towards Newbury, Reading and London Paddington. The area is also well placed for access to the A4 and wider road network. Families are particularly well catered for, with Spurcroft Primary School around 0.3 miles away and Kennet School approximately 0.5 miles away, alongside local parks and open spaces. Thatcham town centre and Broadway are also within easy reach, providing a good selection of shops, cafés and everyday amenities.

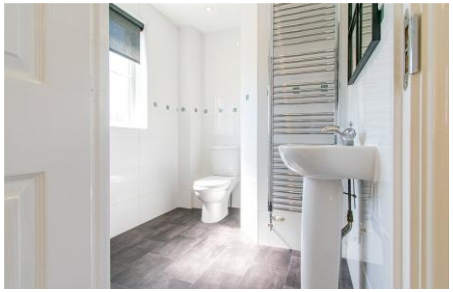
DESCRIPTION

The property is accessed via the front entrance into a welcoming central hallway, with stairs to the upper floors and access to the main living areas. To the right is the generous lounge, with ample space for seating and entertaining, while French doors open onto the rear garden. A separate dining room provides space for formal or everyday dining, and the well-fitted kitchen overlooks the garden. A cloakroom completes the ground floor. The first floor offers two bedrooms and the main bathroom. Bedroom 1 is a generous double with space for a substantial suite and benefits from an en-suite shower room. Bedroom 2 is ideal for a child, guest or home office. The family bathroom includes a bath, wash hand basin and WC. The top floor provides two further bedrooms: bedroom 3 is a well-proportioned double, while bedroom 4 offers a versatile additional bedroom space. Both benefit from their elevated position, away from the main family areas.











OUTSIDE

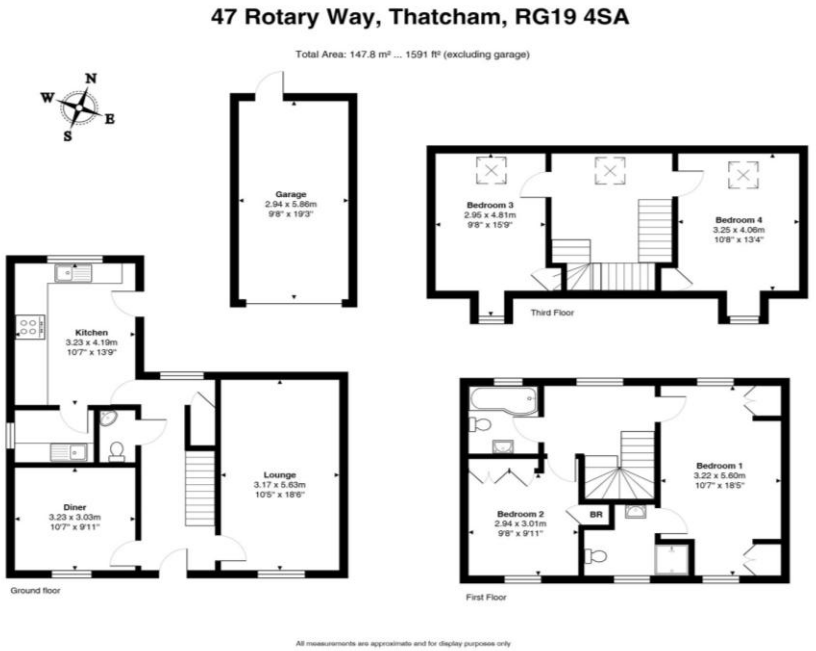
A key highlight of this property is its enviable position, backing directly onto adjoining green and open field space. The rear garden provides a spacious setting for family life, with room for seating, play and entertaining, as well as an open outlook. The green is ideal for children to enjoy, while remaining visible from the house.
A detached single garage sits to the rear, with an extended driveway providing additional off-road parking.

SERVICES & MATERIAL INFORMATION

All mains services are connected including gas.
EPC rating: C
Council tax band: F

What3Words: poem.being.risks





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