



1 Coombe Barns, Crookham Common Road, Crookham Common, Thatcham, RG19 8BP

Freehold

Guide Price **£550,000**

 **jones robinson**
— SIMUL MOVERE —



An attractive, two-bedroom, semi-detached timber framed barn-style home in a secluded woodland setting, offering bright open plan accommodation, extensive gardens and plenty of private parking.

- Two miles to Thatcham railway station
- Secure and private location
- Two generous double bedrooms
- Single storey living
- Solar powered hot water
- Energy efficient home (EPC B)
- Large south facing garden
- Ample private parking

SITUATION

Ideally positioned in Crookham Common, the property is within easy reach of Thatcham, Newbury and Basingstoke, with excellent access to the M4 and M3. There are an abundance of countryside walks and footpaths on the doorstep, with Greenham and Crookham Commons offering miles of open heathland, woodland and scenic routes. Thatcham railway station is just over a mile away, with regular services to London Paddington taking around 45 minutes. The area also benefits from a good choice of well-regarded schools.

DESCRIPTION

Accessed via a five-bar gate and a private shared driveway, this unique home—built in 2019/2020 on a generous plot—is one of just four properties nestled in this delightful setting.

Designed with modern, efficient living in mind, the property offers everything conveniently arranged over a single storey, making it both practical and easy to maintain.

The welcoming entrance hall provides useful storage, while the impressive open-plan living and dining area creates a bright and sociable heart to the home. Bi-fold doors open directly onto the garden, bringing the outside in.

The contemporary fitted kitchen is well equipped with integrated appliances (washer/dryer, wine fridge, fridge, freezer, electric hob, oven and dishwasher) and sits neatly alongside the main living space.

There are two good-sized double bedrooms, with the principal bedroom enjoying its own stylish en-suite shower room. A generous family bathroom completes the accommodation, with both a bath and separate shower enclosure.



OUTSIDE

The generous, fully enclosed, secure south-facing garden is a real highlight, offering excellent privacy and a natural setting to relax, entertain, and enjoy the surrounding countryside. The plot provides ample space for outdoor seating and dining, with the sunny aspect making it ideal for all-day use, featuring Indian sandstone terracing, a wooden pergola, and a large grass lawn. To the front, there is ample private off-street parking for multiple vehicles, accessed via the five-bar gate and shared driveway.

SERVICES & MATERIAL INFORMATION

The property uses electric heating and solar panels for hot water and is served by a septic tank. Full fibre super-fast internet.

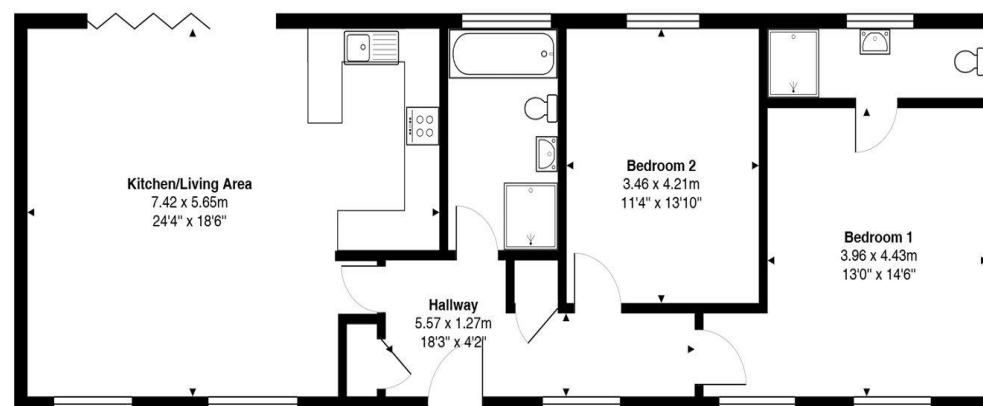
Council tax band: D

Energy efficiency rating: B

What3Words: majors.fishery.slows

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Total Area: 97.7 m² ... 1052 ft²



All measurements are approximate and for display purposes only

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