



53 Roman Way, Thatcham, Berkshire, RG18 3BS

Freehold

Guide Price **£650,000**

 **jones robinson**
— SIMUL MOVERE —



A beautifully extended and renovated property, enjoying a kitchen/living/dining room with bi-fold doors, an annexe, and home studio in the garden offering huge potential.

- Annexe
- Beautiful open plan kitchen/living/dining room
- Garden studio
- Refurbished throughout
- Driveway parking
- Walking distance to town centre
- Perfect for multigenerational living
- Could work from home

SITUATION

Thatcham is a market town that offers a range of shops, supermarkets, schools and the Nature Discovery Centre, as well as being a short drive away from Newbury which has an excellent range of leisure and entertainment facilities including, of course, Newbury Racecourse. Thatcham itself has its own railway station, benefitting from the direct line to London Paddington, and excellent road links via the A34 and M4 motorway.

DESCRIPTION

An exceptionally presented and remarkably versatile, detached home, perfectly configured for multi-generational living or running a business from home. At the heart of the main residence is an spectacular, high-spec open plan kitchen/dining space designed to impress. Finished to an outstanding standard, it features sleek high-gloss cabinetry, a grand central island with breakfast seating, integrated appliances, high-end tiling, and vaulted roof lights that flood the area with natural light. Adjoining this is a practical, separate utility room. Further ground floor space includes a spacious, light-filled family room/office with wide bi-fold doors opening directly out to the garden - ideal as a dedicated professional workspace, consultation room, or home studio. Upstairs, the main house boasts generous, stylishly finished double bedrooms and a luxurious, fully tiled contemporary shower room complete with a floating vanity unit and LED mirror.

Annexe

Providing genuine independent living for extended family or potential rental income is a fully self-contained annexe. It comprises an open-plan living room and fitted kitchen with breakfast bar, a well-proportioned double bedroom, and a modern shower room.



OUTSIDE

The front provides a large block-paved driveway offering ample off-street parking for multiple vehicles, alongside a garage, ideal for accommodating visiting clients or multiple household cars. The rear garden has been landscaped for ultimate low-maintenance entertaining and relaxation, featuring high-grade artificial lawn and an extensive paved patio area. A key highlighted feature is the substantial, fully insulated and air-conditioned garden room offering another ideal setting for a home office, gym, or commercial workspace, alongside a dedicated hot tub area framed by high timber fencing for complete privacy.

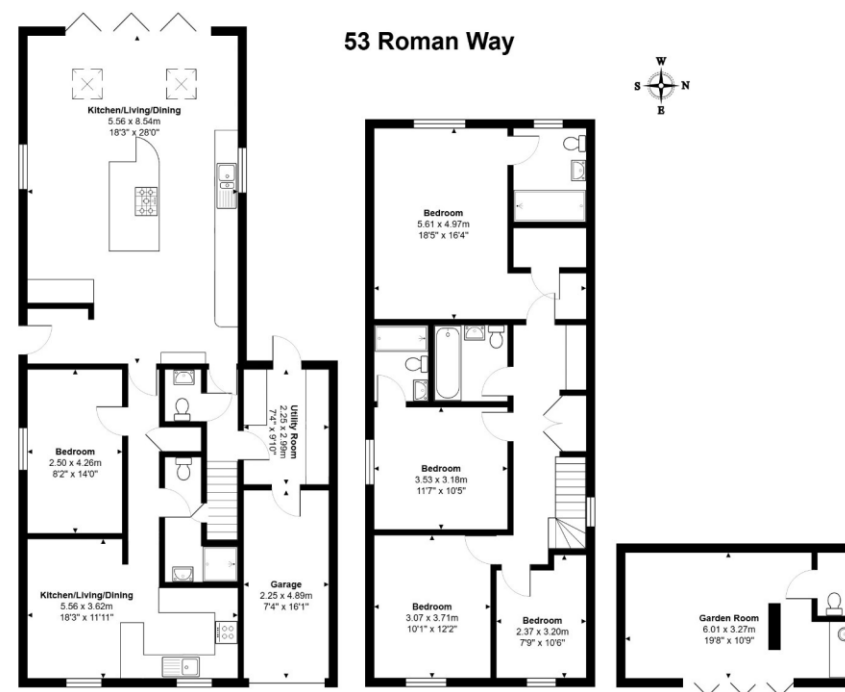
SERVICES & MATERIAL INFORMATION

All mains services are connected and the property operates on gas fired central heating.

EPC rating: C

Council tax band: E

What3words: limbs.wash.closes



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