



**Old Thatch, Crookham Common Road, Brimpton, RG7 4PT**

Freehold

Guide Price **£1,000,000**

 **jones robinson**  
— SIMUL MOVERE —



An enchanting 17th Century thatched cottage set within gated grounds of just under 1 acre. This beautifully presented 2,169 sq ft home offers three bedrooms, elegant reception rooms, a pool with pool house, views of open countryside and a detached double garage.

- No onward chain
- Period features throughout
- Generous plot
- Swimming pool
- Views across fields
- Just under 1 acre of land
- Surrounded by fields
- Kitchen/diner
- Outbuilding

## SITUATION

Situated on the outskirts of Brimpton surrounded by scenic countryside and woodland, Old Thatch enjoys immediate access to an extensive network of footpaths and bridleways. The village itself offers a church, pub, hairdressers, and a highly regarded primary school, while a wider selection of shops, leisure facilities, theatres, and health clubs can be found in nearby Newbury and Reading.

Communications are excellent, with convenient access to the M4 and A34, alongside direct rail services to London Paddington from Thatcham station and London Waterloo from Overton station. The region is also renowned for its outstanding schooling options in both the state and independent sectors, including Cheam, St Gabriel's, Elstree, Bradfield, Downe House, and St. Andrews.

## DESCRIPTION

Internally, the accommodation is beautifully presented and displays an abundance of period features, including exposed timber beams and impressive focal fireplaces. The ground floor offers a series of inviting reception rooms designed for both formal entertaining and relaxed family life. A warm and characterful sitting room provides a cosy retreat, while the separate dining room creates an ideal setting for hosting guests. The stylish kitchen and breakfast room is perfectly suited for modern living, complemented by a dedicated study that offers an ideal environment for home working. The light-filled side extension enhances the natural flow of the ground floor, delivering versatile living space while remaining entirely sympathetic to the cottage's rich heritage. Upstairs, three well-proportioned bedrooms enjoy peaceful views across the grounds. The principal bedroom benefits from a private dressing room for added luxury, and all bedrooms are served by well-appointed bathroom facilities.



## OUTSIDE

The grounds extend to approximately 0.96 acres, wrapping the cottage in privacy and established greenery. Beautifully landscaped gardens feature expansive lawned areas and paved sun terraces ideal for al fresco dining. A standout lifestyle highlight is the private plunge pool accompanied by a beautifully appointed pool house, delivering a boutique, resort-style retreat within your own garden. The property is approached via a sweeping gravel driveway secured behind double gates, providing generous parking and leading to a detached double garage.

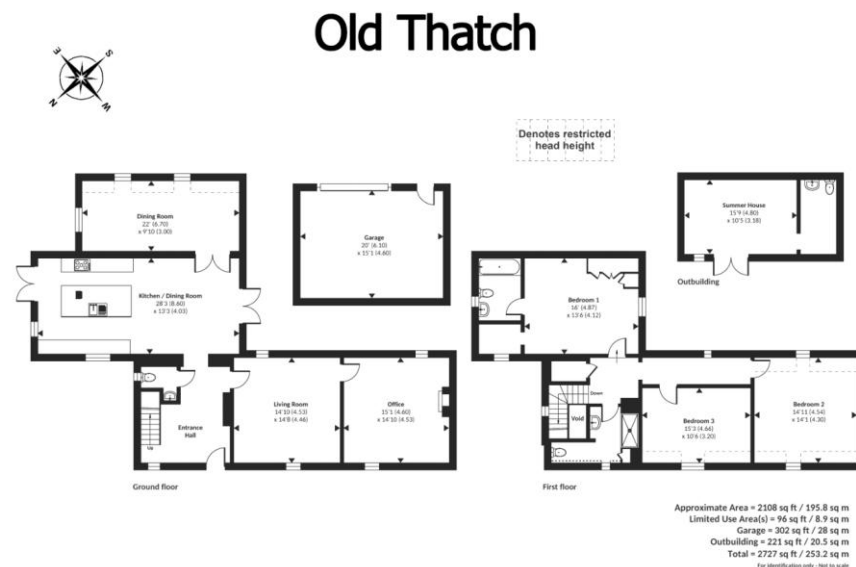
## SERVICES & MATERIAL INFORMATION

All mains services are connected except gas. The property operates on oil fired central heating.

EPC rating: F

Council tax band: G

What3words: walked.cuddling.slack



If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays us a referral fee, the amount of which varies depending on the individual mortgage, however, the average fee received by us is £431.34 per referral (based on total referrals across all Jones Robinson offices in 2025). Our recommended mortgage provider is FirstXtra. For referrals to our recommended conveyancing firms, the average referral fee is £434.21 for Live Conveyancing or £125 for Angel Wilkins per referral (based on total referrals across all Jones Robinson offices in 2025). Contractors including EPC providers – the amount we receive varies depending on the contractor, however our average fee is £22 per referral, based on total referrals in 2025. Full details of our referral fees are listed on our website.

### Jones Robinson

118 Bartholomew Street  
 Newbury  
 RG14 5DT  
 01635 35010

sales@jonesrobinson.co.uk

www.jonesrobinson.co.uk

Scan here to  
 use our home  
 buying app



 **jones robinson**  
 — SIMUL MOVERE —