

1 Thames Road, Thatcham, Berkshire, RG18 3DP

Freehold

Guide Price **£550,000**

jones robinson

SIMUL MOVERE



Available with no onward chain is this wonderful family home, boasting 4 double bedrooms, study and offering brilliant potential.

- No onward chain
- Large plot
- Great potential to make open plan
- Double garage
- Generous driveway
- Fantastic reach of town and railway station
- Brilliant family home

SITUATION

Thames Road is a popular residential location in Thatcham, ideally positioned for enjoying the convenience of nearby amenities alongside a comfortable community feel. The town centre offers a good range of shops, supermarkets, cafés and everyday facilities, while a selection of local schools and nearby green spaces make the area particularly appealing for those looking to settle down. Thatcham railway station provides regular services towards Reading and London Paddington, making it a practical choice for commuters, while the A4 offers convenient connections to the M4 and A34 for travel further afield. The neighbouring town of Newbury also provides an excellent choice of additional shopping, leisure and entertainment facilities.

DESCRIPTION

The property is entered via a welcoming entrance hall, providing access to the principal ground floor accommodation and stairs rising to the first floor. The ground floor offers an excellent amount of versatile living space, beginning with a spacious living room, providing a comfortable setting for relaxing with family or entertaining guests. The living room has been extended and is a brilliant hub for the home. There is also a separate dining room, positioned alongside the kitchen, which offers a great opportunity for someone looking to modernise and create a more contemporary open-plan living and dining space. Subject to the necessary consents and any structural considerations, knocking through between these rooms could transform the layout, creating a fantastic heart of the home with plenty of room for everyday family life and entertaining. The kitchen is fitted with a range of wooden wall and base units, complemented by work surfaces and space for appliances. There is also a useful breakfast bar area. From here, doors lead through to the conservatory, a lovely additional reception space overlooking the rear garden. With plenty of natural light and views across the garden, this is a versatile room that could be enjoyed throughout the year. The ground floor also benefits from a separate study, providing an ideal space for home working, or alternatively offering potential as a playroom or snug. Alongside the spacious living room and separate dining room, this gives the property a particularly versatile layout, with plenty of flexibility to adapt to changing family needs.

Moving upstairs, the first floor landing provides access to four well-proportioned, double bedrooms, offering flexibility for family accommodation, guest space or a home office. The bedrooms are served by a family bathroom, fitted with a suite comprising a bath, wash hand basin and WC.











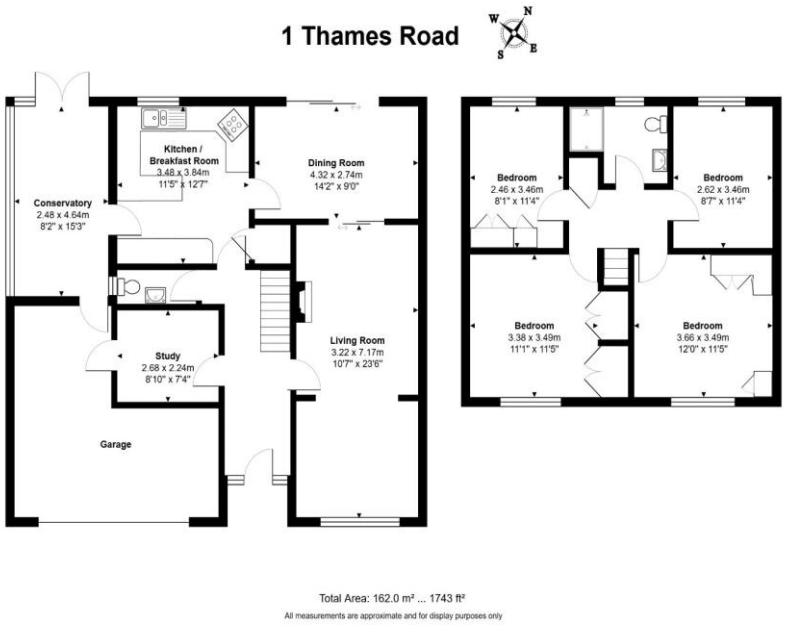
OUTSIDE

Externally, the property benefits from a spacious driveway providing off-road parking for multiple vehicles. There is also a particularly useful garage, originally designed as a double garage but now partially converted to create the separate study, leaving the remaining space offering approximately a garage and a half, providing useful storage and parking potential. An additional feature is the ownership of a further parcel of land adjoining the pavement along Thames Road, offering an interesting and valuable extra to the property. To the rear, the generous, enclosed garden is predominantly laid to lawn, complemented by a paved patio area adjoining the house, ideal for outdoor dining and entertaining. There is also a garden shed and established boundaries, creating a pleasant space to enjoy throughout the year.

SERVICES & MATERIAL INFORMATION

All mains services are connected and the property operates on gas fired central heating.
EPC rating: D
Council tax band: E
What3words: extend.tapes.trout





Total Area: 162.0 m² ... 1743 ft²

All measurements are approximate and for display purposes only

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