



300 Benham Hill Thatcham Berkshire RG18 3AJ

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Price Guide £350,000 Freehold

A character three bedroom cottage situated equidistant between the towns of Thatcham and Newbury. The property has been completely refurbished by the present owners including the Sitting Room with its fireplace and wood burning stove, well fitted Kitchen/ Dining Room with walk in Pantry. Inner Hall with Large Utility Cupboard. Four piece Bathroom with large walk in Shower. Three first floor Bedrooms, Recently replaced Gas Fired Combi Boiler plus UPVC Double Glazing. Outside the Detached Garage has been converted to a useful Gym/ Office with a Storage area behind. There is a long front garden offering parking for two to three vehicles. The rear garden enjoys a private sunny south facing aspect being beautifully landscaped with several areas for seating and entertaining.

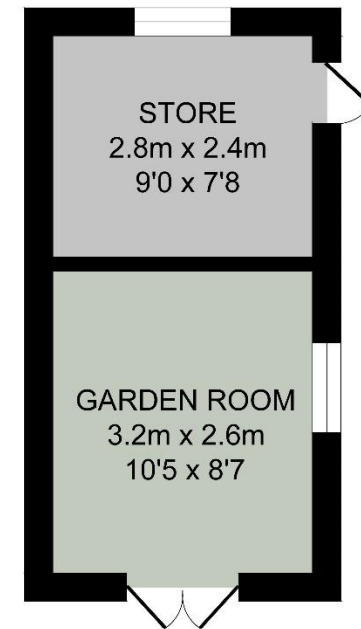
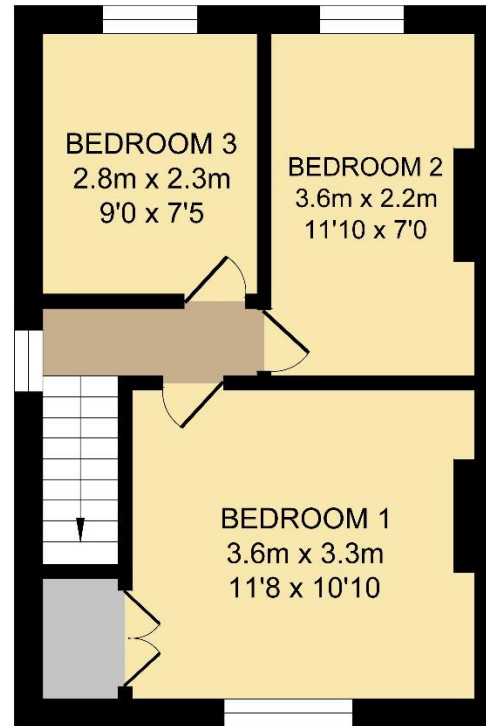
Early Viewing is Highly Recommended

Directions: Leave Newbury from the Robin Hood roundabout on the A4 towards Thatcham. Proceed through the first set of lights and over the next roundabout. Continue on the A4 through the next set of main traffic lights which continues into Benham Hill. Continue up the hill through one last set of traffic lights. The property will be found on the right just past the turning to Southdown Road.





TOTAL APPROX. FLOOR AREA 77.0 SQ.M. (829 SQ.FT.) EX. OUTBUILDING
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.
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Council Tax Band: C £1716.10 pa
Nearest Bus stop: Southdown Road 0.1 km
Nearest Train station: Newbury Racecourse 1.6 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

