



1 Harts Hill Road Thatcham Berkshire RG18 4QP

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Guide Price £650,000 Freehold

A stunning and immaculately presented property that has been much improved and modernised by the present owners and offers a well planned and spacious layout with generously proportioned rooms enjoying beautiful landscaped gardens. The property is approached by a large gravelled driveway. The accommodation is over two floors and still with the opportunity to extend further subject to the usual consents. On the ground floor there is an Entrance Hall, 17' Living Room with open fire, 21' Dining Room, 14' Kitchen, 11' Sunroom with views all over the south and west facing rear Garden. There are Three ground floor Bedrooms plus a Shower Room. To the first floor there is another Bedroom plus a Bathroom and Loft Room. The Gardens are one of this property's many features, laid mainly to lawn with numerous trees, hedges, shrub borders and a paved Patio. There is a Brick built Outbuilding plus the Detached Garage with parking for up to six cars. Gas radiator central heating and UPVC double glazing. Walking distance to local shops primary school and within the Kennet Secondary School catchment.

Viewing is Highly Recommended

Directions

From Thatcham Broadway turn right onto the A4 Bath Road towards Reading. Just after the Old Bluecoats School turn left into Harts Hill Road. After a short distance turn sharp left and the property will be found on your right hand side.

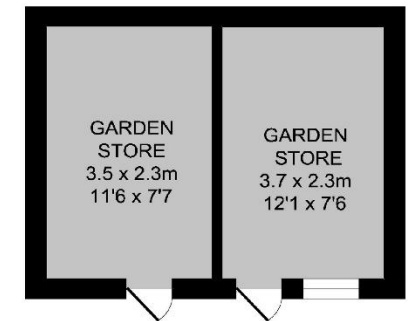
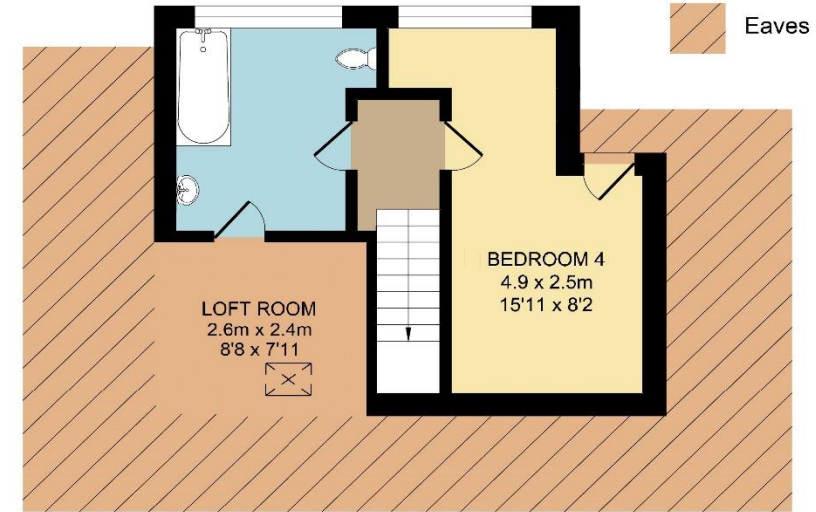
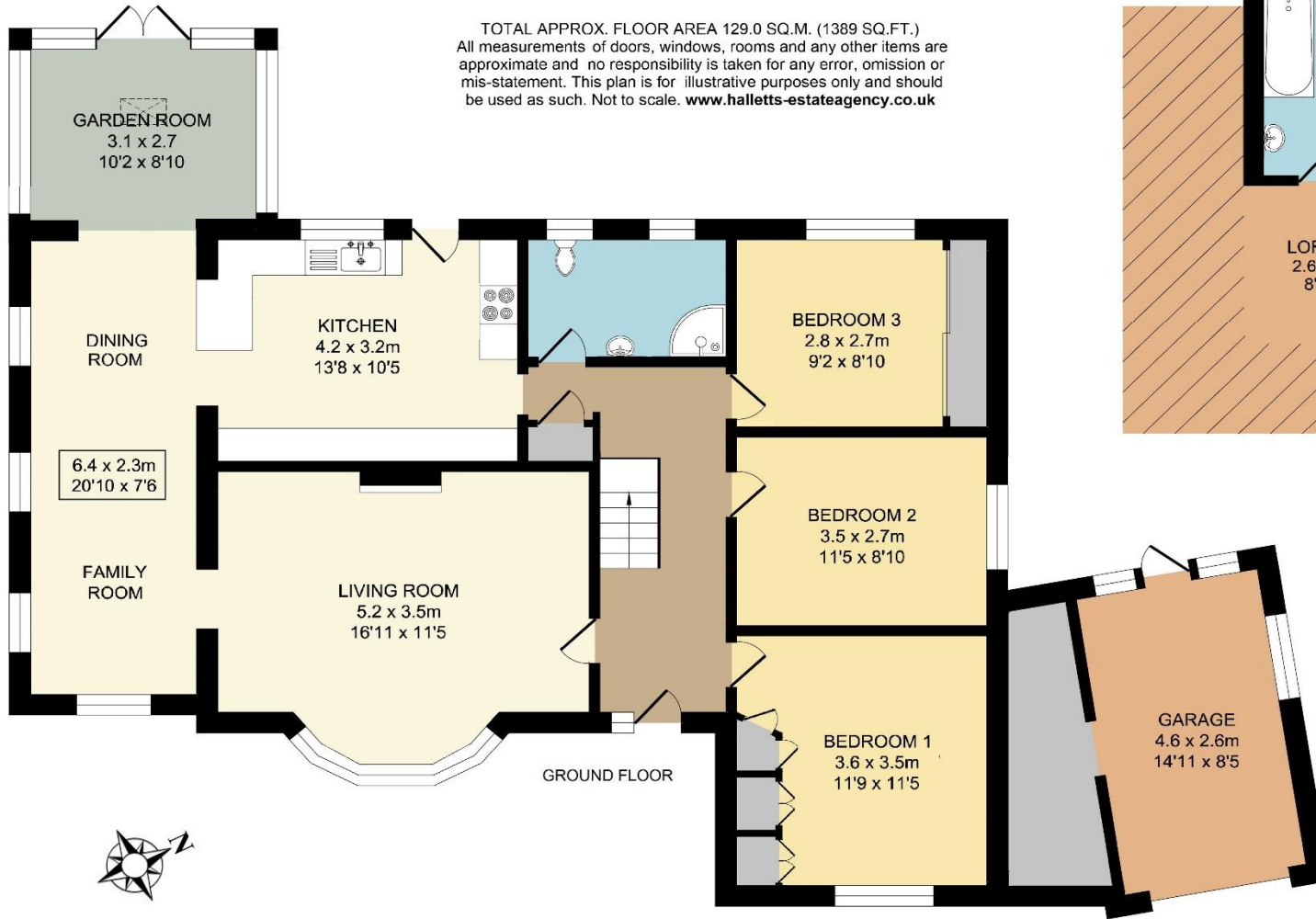


Council Tax Band: D **£2063.39 pa**
Nearest Bus stop: Harts Hill Foot **0.1 km**
Nearest Train station Thatcham 1.3 km Newbury 5.0 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		



TOTAL APPROX. FLOOR AREA 129.0 SQ.M. (1389 SQ.FT.)
 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. www.halletts-estateagency.co.uk



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

