



FREEHOLD

£550,000

56 Bath Road

Thatcham, RG18 3TA



A stunning detached character family home benefiting from a large kitchen/diner with bifolds, extended living room, large private south facing garden and driveway parking.

- Stunning kitchen / diner
- Large living room
- Hallway with wood burner
- Dining room
- South facing garden
- Driveway parking
- Master with ensuite
- Character features
- Close to shops
- Potential to extend further (stpp)



LOCATION

Bath Road is located in the heart of Thatcham and is close to local shops, restaurants & doctors' surgery. Thatcham is a market town that offers a range of shops, supermarkets, schools and Nature Discovery Centre with nearby Newbury offering more comprehensive leisure and entertainment facilities. Thatcham has a railway station on the direct line to London Paddington and there are excellent road links via the A34 and M4 motorway.

DESCRIPTION

The accommodation comprises of;
Large entrance hallway with log burner, utility area with access to the driveway, w.c, beautifully designed kitchen / diner with bosch appliances and granite worktops as well as bi-fold doors onto the outdoor terrace and electric operated skylights, extended living room with two sets of French doors and skylights as well as a separate snug area to the other end with another open fireplace, characterful dining room with large bay window. The first floor is also extended to include a master suite and ensuite shower room, two further double bedrooms, one with plenty of built in wardrobes and a generous large single bedroom. The family bathroom has been refitted in recent years and is also of a good size.





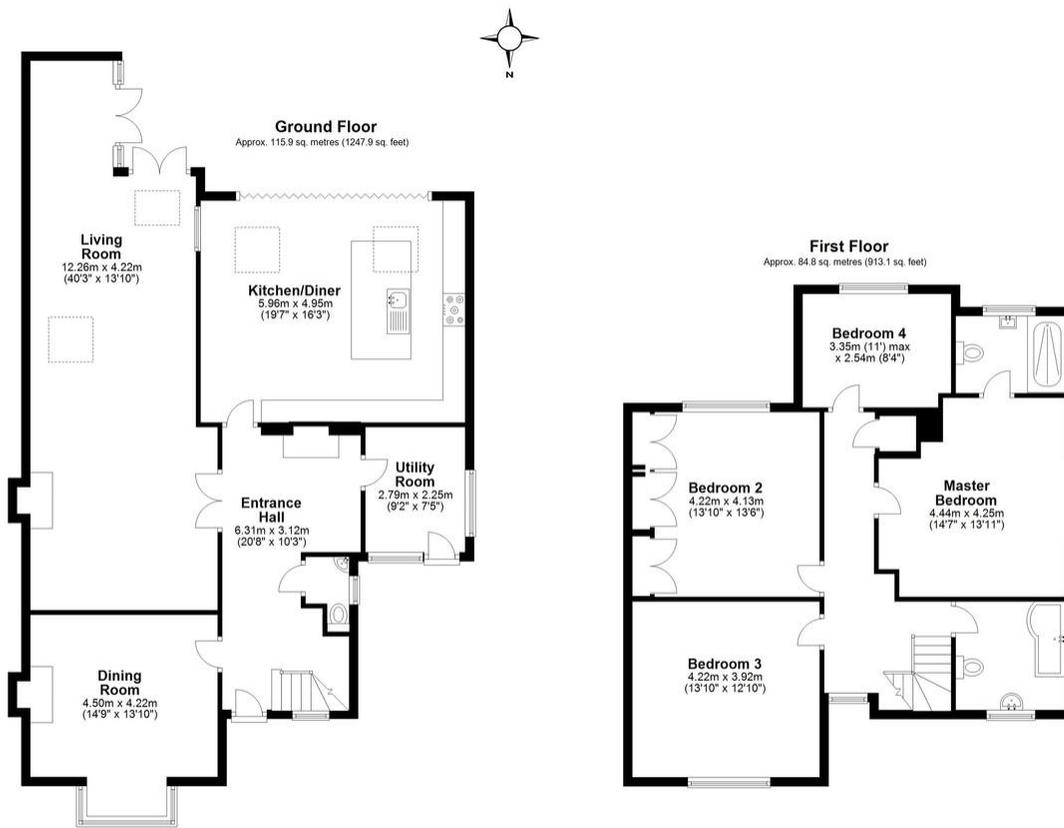
OUTSIDE

To the rear of the property is a beautifully maintained south facing mature garden, mostly laid to lawn with a range of trees and shrubs. There is a vegetable patch at the very rear of the garden along with a greenhouse and shed which has power. There is a large patio area which is accessed either via the kitchen or the living room doors, perfect for alfresco dining. To the front of the property is a gravel driveway, comfortably accommodating at least three vehicles and a store area which is accessed via two wooden gates.

SERVICES

All mains services are connected. The property operates on gas fired central heating and benefits from double glazing.





Total area: approx. 200.8 sq. metres (2161.1 sq. feet)
56 Bath Road, Thatcham



DIRECTIONS

From our offices proceed along the a339 towards the Robin Hood Roundabout. Take the third turning along the A4 to Thatcham, passing Newbury Hospital. Once you reach the roundabout, take the third turning towards Thatcham High Street, and you will find no. 56 shortly after on the right, past the speed camera.



118 Bartholomew Street
 Newbury
 RG14 5DT

01635 35010
sales@jonesrobinson.co.uk
www.jonesrobinson.co.uk

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 averaging at £429 per referral (based on total referrals in 2018), our conveyancing provider pays Us a referral fee averaging at £353 per referral (based on total referrals Jan-May 2019) and our contractors (including EPC providers) pay Us an average fee of £13 per referral (based on total Jones Robinson Group referrals in 2018). Full details of our referral fees are listed on our website.

