



ATRIUM HATCHETTS LANE FRILSHAM RG18 9XH

- Newbury town centre and mainline station 7.8 miles
- Reading town centre with mainline station 13.9 miles
- M4 (J13) 8.5 miles

Entrance hall · central courtyard providing an internal garden · open plan style kitchen/dining room · double aspect sitting room · study · principal bedroom with en suite bathroom · 3 further bedrooms · bathroom · cloakroom · shower room · utility · indoor swimming pool and boiler room · shower room · sauna · store room · double garage · car port · private drive · very private · south and west facing garden with wonderful views · no onward chain · Energy Rating E

SITUATION

Atrium is situated on the edge of the village, in an elevated location with far reaching views over the lovely surrounding countryside. Frilsham is a small West Berkshire parish surrounded by woods and meadows which lies along and above the valley of the Pang in an Area of Outstanding Natural Beauty. There is also a nice country walk to a good local pub. Reading and Newbury provide a more extensive range of facilities and there is a fast train service to London and the south-west from Reading. The area is well served by a first class range of schooling and recreational facilities for all requirements and the surrounding countryside is renowned for its walking and riding.

DESCRIPTION

Atrium is a very unique property that has been designed so that the accommodation surrounds an internal glazed courtyard, providing an inner garden and allowing plenty of light into the centre of the building. The property does provide very individual accommodation with one of the main features being the large open kitchen/dining room with vaulted ceiling and exposed timbers, with doors into the central garden as well as patio doors to the side terrace where there is a feature pond.

A VERY INDIVIDUAL, ARCHITECTURALLY DESIGNED DETACHED BUNGALOW PROVIDING UNIQUE ACCOMMODATION SURROUNDING A CENTRAL INNER COURTYARD TOGETHER WITH AN INDOOR SWIMMING POOL, AND AMAZING VIEWS FROM THE GARDEN OVER SURROUNDING COUNTRYSIDE. THE PROPERTY IS NOW VACANT, WITH NO ONWARD CHAIN AND WILL REQUIRE SOME UPDATING.



The sitting room, which is on two levels is double aspect and has an open fire. In addition there is a separate study providing a further reception space. The principal bedroom has an en suite bathroom together with direct access into the study and then into the swimming pool. There are 3 further bedrooms all with built in cupboards, a family bathroom, and the property is completed by a useful utility and guest cloakroom. In addition to all this accommodation the property offers an indoor swimming pool with sliding patio doors to the south side of the garden. The property is being sold with no onward chain and will require some updating.

OUTSIDE

In all the plot measures 0.37 acres and is in a very private position being well screened by mature trees and hedging. On entering the property there is a gravel drive providing access to the detached brick built double garage as well as to the open car port. This provides ample parking for a number of vehicles. The garden is all grassed except for a very sheltered and private side terrace which is bordered by a feature pond. The rear boundary is formed by a post and rail fence providing a open view over the surrounding countryside.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, oil fired central heating

Local Authority: West Berkshire Council – 01635 551111

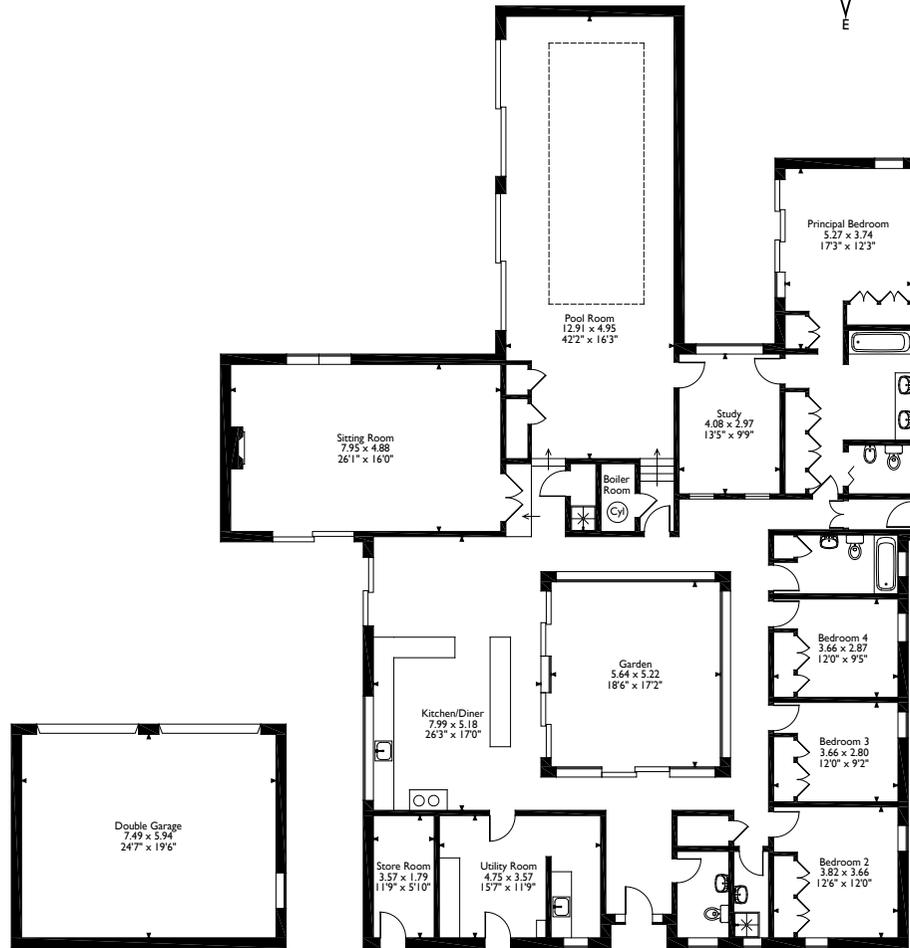
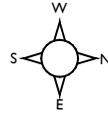
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG18 9XH



Atrium, Thatcham, Berkshire
 Approximate Gross Internal Area
 Main House = 312 Sq M/3359 Sq Ft
 Outside Store = 6 Sq M/65 Sq Ft
 Garage = 44 Sq M/474 Sq Ft
 Total = 362 Sq M/3898 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		7.0
(55-68)	D		
(39-54)	E		
(21-38)	F	4.3	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK

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