



4 WOODHOUSE GARDENS GREENHAM RG19 8FB

- Newbury town and station 0.5 miles
- M4 (J13) 3 miles

Entrance hall · sitting room · kitchen/breakfast room with double doors with views and access into the garden · utility room · cloakroom · first floor accommodation with 2 bedrooms both with fitted wardrobes · family bathroom · nursery/home office/fourth bedroom · family bathroom with separate shower · second floor principal suite with impressive bedroom and en suite shower room and extensive built in wardrobes · double drive · private rear garden with rear access · Energy Rating B

SITUATION

Greenham is a residential area to the south-east of Newbury with many open spaces and beautiful walks and rides, in particular over Greenham Common, which was a former airfield but has now been returned to public ownership. There is a Retail Park within easy reach, with a Tesco supermarket, a Premier Inn and several other large well-known stores. There are sports facilities nearby including the David Lloyd and Nuffield leisure centres, Newbury Racecourse, Indoor Bowls Club and Newbury & Crookham Golf Club. Newbury town centre is within a few minute's drive, and offers many other entertainment and recreational opportunities, including restaurants, pubs and a theatre.

DESCRIPTION

This attractive three storey town house has been finished in an extremely high standard. The property offers bright and spacious accommodation with an entrance hall giving access to a large sitting room which in turn leads to a modern well-equipped kitchen/breakfast room, a great place for the family to gather. This room offers patio doors giving views and access onto the rear garden, off the kitchen there is a useful utility room and cloakroom.

A BEAUTIFULLY PRESENTED BRIGHT AND SPACIOUS TOWN HOUSE OFFERING A GREAT LOCATION IN A QUIET CUL-DE-SAC TO THE SOUTH OF THE TOWN CENTRE. THE PROPERTY BENEFITS FROM EXCELLENT ACCOMMODATION, PRIVATE PARKING FOR 2 CARS AND ATTRACTIVE ENCLOSED GARDEN.



To the first floor there are 2 double bedrooms both with fitted wardrobes and a nursery/home office/fourth bedroom and a family bathroom with bath and separate shower. To the second floor there is an impressive principal suite with large en suite shower room and extensive fitted wardrobes.

OUTSIDE

The property benefits from 2 off road parking spaces directly in front of the house and at the rear there is a well-tended private garden with large patio and pathway leading to a rear gate for access. There are well tended lawns with shrub borders and in the rear corner a good quality wood built shed.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band D

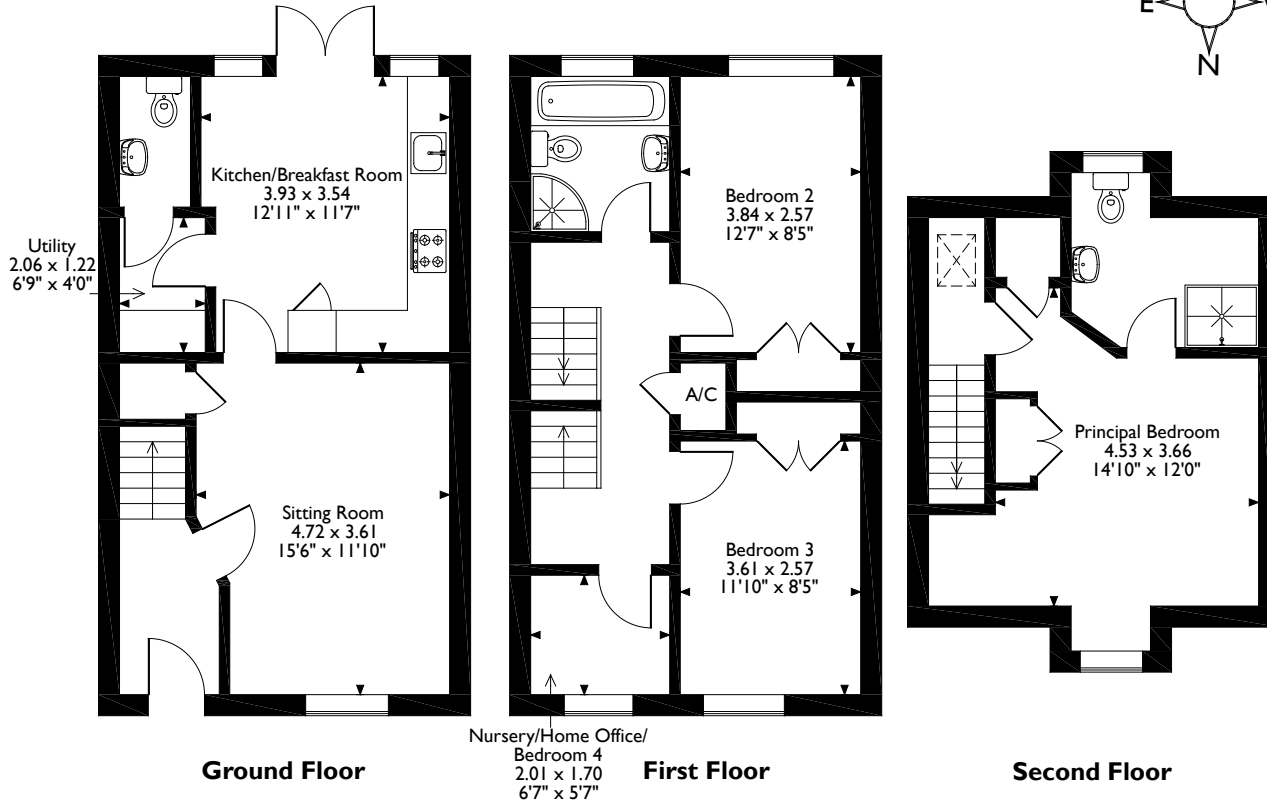
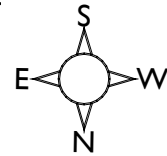
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: From Newbury take the A339 passing Sainsbury's on your left. Continue straight over the next roundabout and up the hill and at the next roundabout turn left towards the Retail Park. Continue straight past the Retail Park, over 2 roundabouts and just beyond the second roundabout take the right hand turning into Capability Way. Turn right into Woodhouse Gardens and number 4 can be found on the left.



4 Woodhouse Gardens Greenham, Thatcham, Berkshire

Approximate Gross Internal Area
109 Sq M/1173 Sq Ft



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	94	96
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Offices throughout the UK

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