



**36 COWSLIP CRESCENT**  
Thatcham, RG18 4BZ

**Carter Jonas**

## 36 COWSLIP CRESCENT, THATCHAM, RG18 4BZ

- Thatcham town 1 mile, station (mainline to Paddington) 2 miles
- Newbury town and station 4 miles
- M4 (J13) and A34 4 miles

Entrance Hall · cloakroom · sitting room · dining room · study · kitchen · utility room · extension providing a lovely additional room at the rear · 4 impressive bedrooms including an ensuite · family bathroom · garage store and driveway with private parking · private well tended gardens · Energy Rating D

### SITUATION

Thatcham is a popular residential area to the east of Newbury. Communications from here are good, with access to the M4 at junction 13 Chieveley or at junction 12 Theale and a mainline train service from Thatcham giving access to London Paddington. There are plenty of shopping and leisure facilities in Thatcham and the centre benefits from a Waitrose and Costa Coffee. There is a good choice of doctor's surgeries, dentists and the Community Hospital is nearby. Thatcham is also very popular with families looking for good schooling with the Kennet Secondary School and numerous well regarded primary schools.

### DESCRIPTION

The house is well located on this popular development. The front door opens to the entrance hall with turned staircase, cloakroom and access to the study which has been usefully converted from the garage area. There is a spacious sitting room with bay fronted window and double doors into a dining room. At the rear of the property is a fitted kitchen and useful utility room with a rear door to the garden. Upstairs the feeling of light and space continues with 4 generous bedrooms including a principal bedroom with recently fitted and high quality ensuite. The accommodation is completed by a modern family bathroom.

**A WELL PRESENTED BRIGHT AND SPACIOUS 4 BEDROOM DETACHED HOUSE ON THIS SOUGHT AFTER DEVELOPMENT TO THE NORTH OF THATCHAM TOWN CENTRE. THE PROPERTY BENEFITS FROM GOOD LIVING SPACE INCLUDING A REAR EXTENSION PROVIDING A LOVELY ADDITIONAL SITTING ROOM OFF THE KITCHEN, A PRINCIPAL BEDROOM WITH ENSUITE AND ATTRACTIVE PRIVATE GARDENS.**



## OUTSIDE

Outside an attractive frontage with double drive for parking gives access to the garage store and side access to the rear. There is an area of well tended front lawn with shrubbed borders. The rear garden offers something for everyone, a patio leads from the rear of the house, with a raised pond and deck area for relaxing and enjoying westerly sun, there is also an lawned area, fully enclosed and private.

## ADDITIONAL INFORMATION

### Tenure:

Freehold

### Services:

Mains water, electricity and drainage, gas fired central heating

### Local Authority:

West Berkshire Council - 01635 551111

### Council Tax:

Band E

### Viewing:

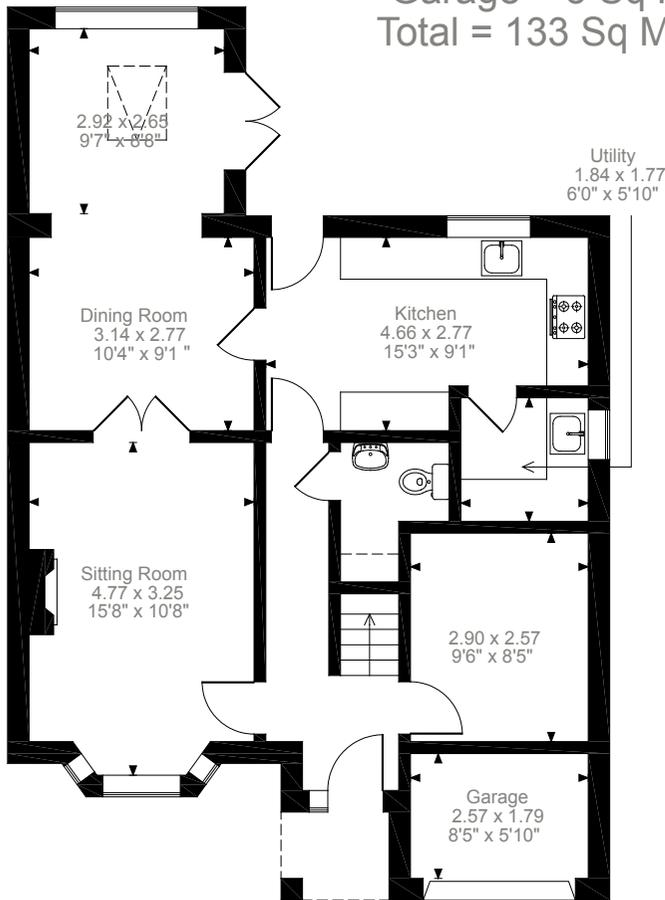
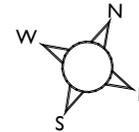
By prior appointment through the Newbury office 01635 263010

### Directions:

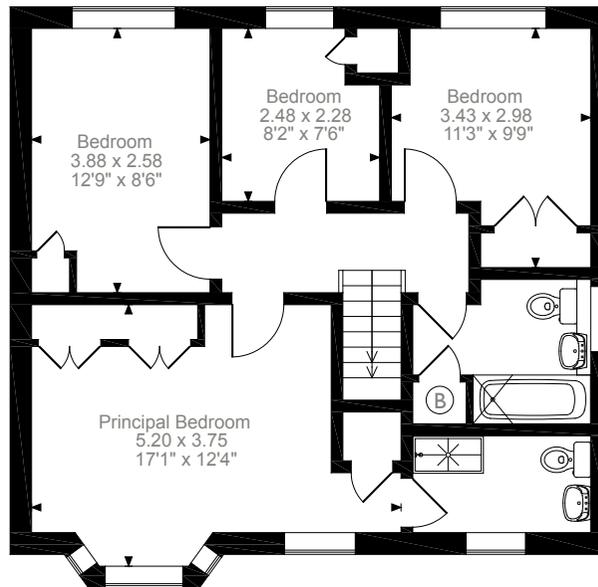
Please use postcode RG18 4BZ



36 Cowslip Crescent, Thatcham  
 Approximate Gross Internal Area  
 Main House = 128 Sq M/1378 Sq Ft  
 Garage = 5 Sq M/54 Sq Ft  
 Total = 133 Sq M/1432 Sq Ft



Ground Floor



First 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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