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24 Woodavon Gardens, Thatcham RG18 4DT
Price: £750,000

Features.



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Description.

A stunning and extended detached family home in arguably one of Dunston Parks strongest addresses. This substantial house is located at the end of the cul-de-sac and has undergone numerous improvements by the present vendors including an extension to the kitchen, a wood burner in the living room, refitted bathrooms, window shutters and a fabulous loft conversion providing an ideal hobbies room or gym with far reaching views for miles across rooftops to the surrounding countryside beyond.

The accommodation includes entrance hall, living room, study, family/games room, cloakroom, large open plan kitchen/dining room, utility room, master bedroom en-suite shower room and walk-in dressing room, guest bedroom en-suite shower room, two further double bedrooms and family bathroom to the first floor and fantastic loft room. The rear garden has been landscaped with a large entertaining area, there is also a double detached garage with electric doors and car charger port and driveway parking for at least four vehicles.



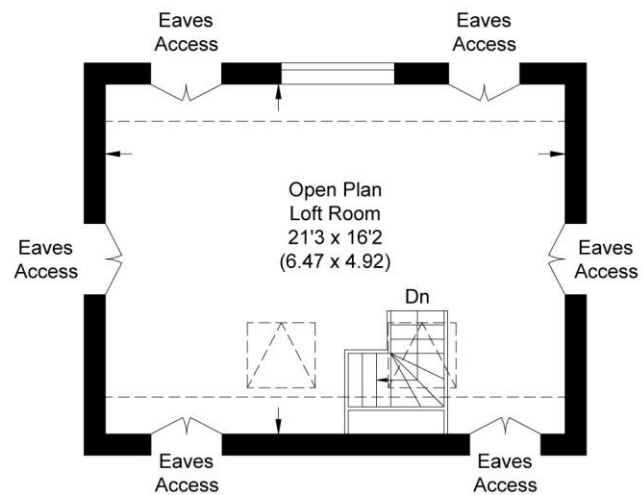
Location.

Dunston Park is a very popular development on the north eastern fringes of Thatcham close to open countryside. There are local stores and a small precinct of shops/take away and pub close by and falls in the Kennet Secondary School catchment. The mainline train station and town centre are within walking distance.

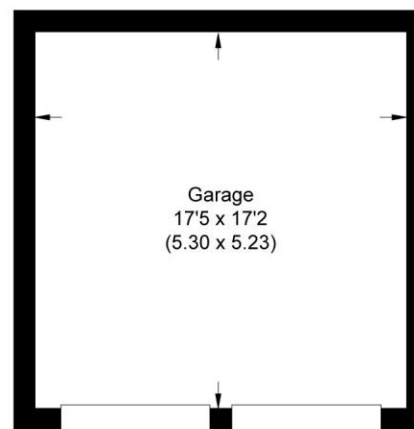
Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet Secondary School. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities include an active football club, cricket club, membership swimming pool, doctor and dentist practices. There is a mainline train station serving Reading and London (Paddington) and the West country and excellent road links via the A4, A34 and Junction 12 of the M4.







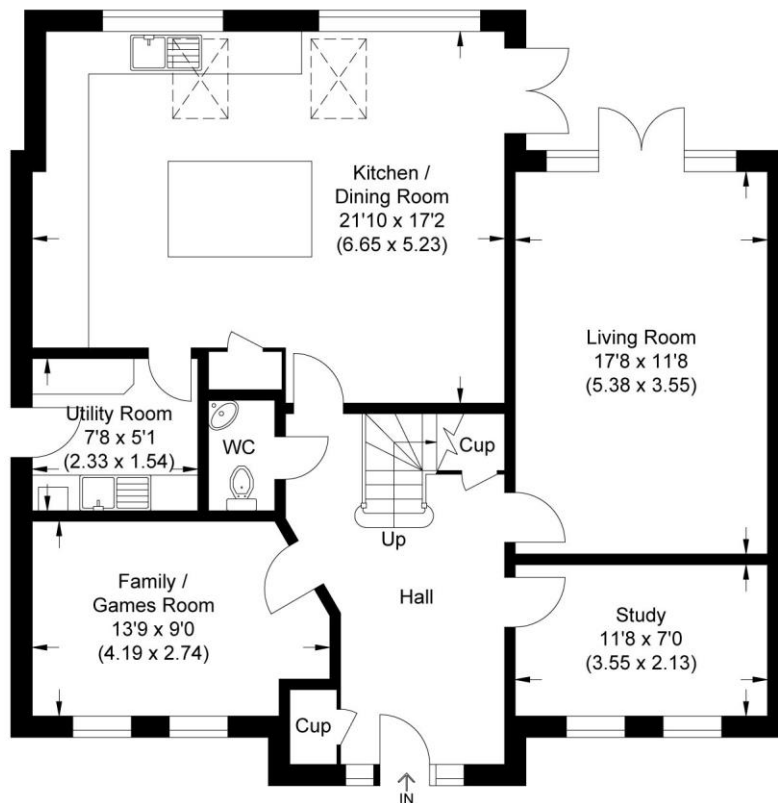
Second Floor



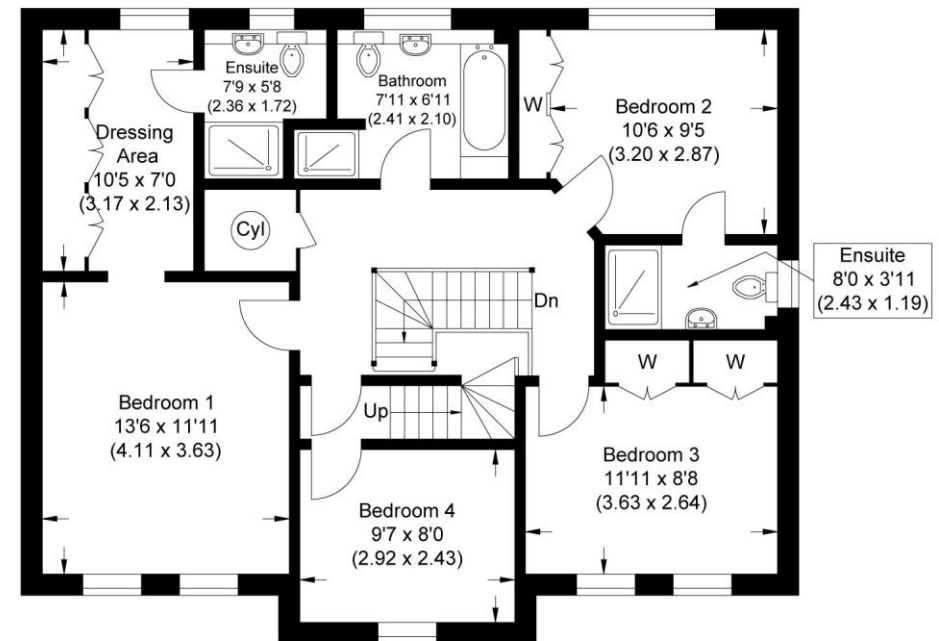
Approximate Gross Internal Area
207.25 sq m / 2230.82 sq ft
(Excludes Garage)
Garage Area
27.72 sq m / 298.37 sq ft



Restricted Head Height



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: TBA

COUNCIL TAX BAND: F
2025/2026: £3,491.19.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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