






DOWNER & CO

TRUSTED SINCE 1988

4 Ash Gate, Thatcham RG18 4EH  
Price: £625,000



**Features.**

-  3
-  4
-  2

**Description.**

Set back, in the corner of a small cul-de-sac, a four bedroom, three reception room detached house on the very popular Dunston Park development. The house has undergone various updates including refitted kitchen and bathrooms by the present vendors, together with a lovely and leafy, private garden.

The accommodation includes entrance hall, dual aspect living room, dining room, refitted kitchen, study, utility room and cloakroom, master bedroom with en-suite bathroom and separate walk-in shower cubicle, three further bedrooms, family bathroom, lovely and private rear garden, front garden with double detached garage and ample parking for approx. five 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.



Approximate Gross Internal Area  
123.29 sq m / 1327.08 sq ft  
(Excludes Garage)  
Garage Area : 27.65 sq m / 297.62 sq ft

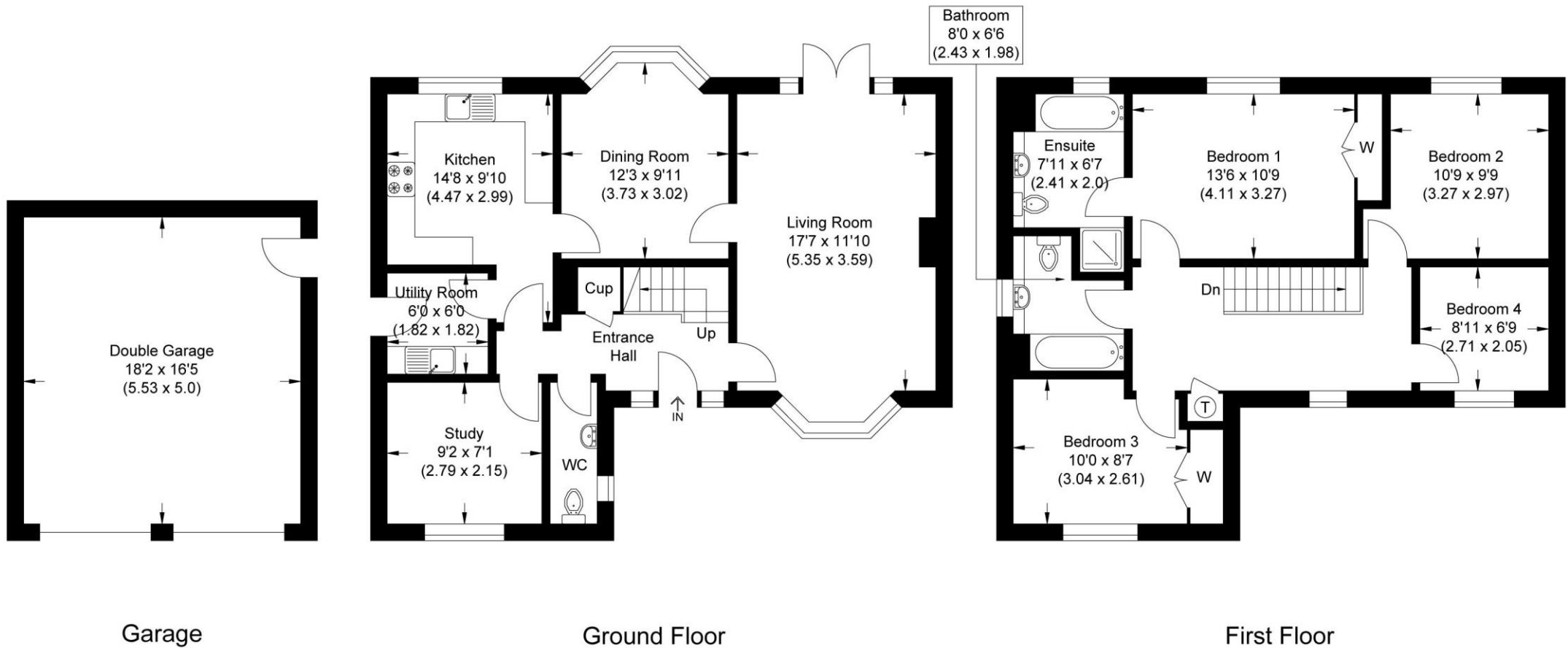
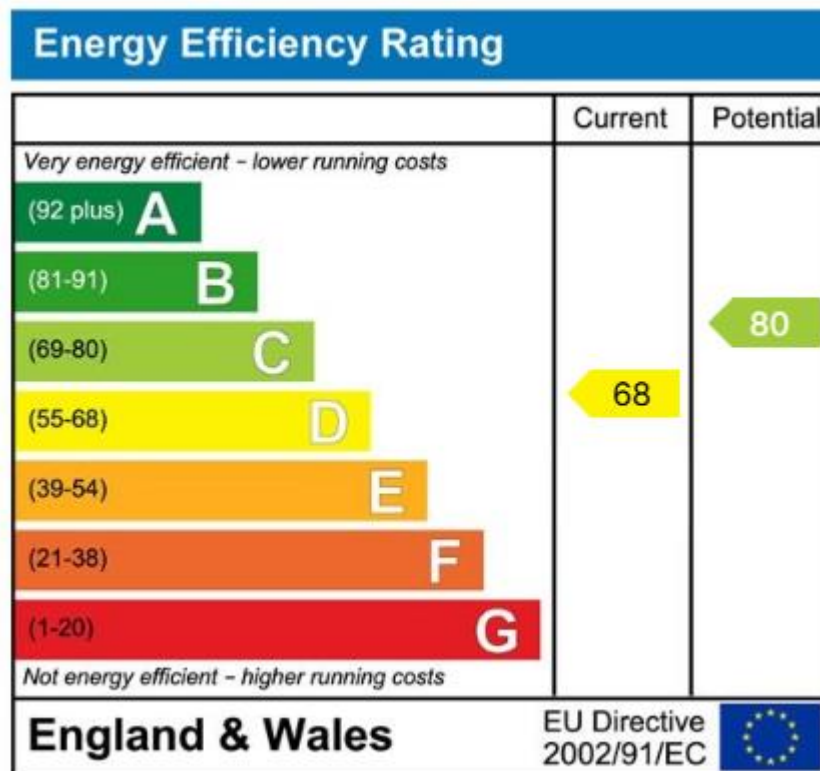


Illustration for identification purposes only, measurements are approximate, not to scale.





#### 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: D**

**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.

Alternatively, visit our website below to view all the details of this property online.

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