KAI CARTER
ESTATES

32 WENLOCK WAY

THATCHAM | BERKSHIRE

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THIS LIGHT, BEAUTIFULLY PRESENTED HOME COMES WITH THE RARE BENEFIT OF BOTH A CONSERVATORY AND GARAGE. SET ON A QUIET RESIDENTIAL ROAD, THIS HOME HAS 2 DOUBLE BEDROOMS, A LOVELY GARDEN WITH PATIO AREAS AND A WONDERFUL OPEN PLAN KITCHEN/DINING AREA.

2 Double bedrooms | 2 Reception rooms

Kitchen with conservatory dining area | Private garden with patio areas

Beautifully presented | Garage & 2 allocated parking spaces

Walking distance to shops, schools & train

The entrance porch leads into the generous living room with wooden flooring and a large window overlooking the front.

The kitchen opens on to the conservatory, creating a lovely open plan kitchen/dining area. This wonderfully bright room is perfect as a 'day room' for dining, working and entertaining.

Double doors lead to a patio area and the south facing garden beyond, with a second patio area at the back of the garden, creating plenty of space for BBQs, play and relaxing in the garden on a warm day.

Upstairs there are 2 double bedrooms and a family bathroom with shower over bath. This house works perfectly for a young family, for those who like to host overnight guests, or for home workers looking for a dedicated office space.

SELLER INSIGHT

We immediately loved the big rooms here, every room is a good size so the house feels really spacious. The open plan kitchen/dining area is our favourite room, we entertain a lot and it works really well for that – we can all be in one room together rather than one of us being stuck on their own in the kitchen.

During the day we work from the dining area, it's really bright with a view of the garden and it isn't overlooked. This was the only house we saw that had an extension from the kitchen and it makes such a huge difference.

We grew up in this area so we know it well. Our road is friendly and quiet with great neighbours so it's a very relaxing home. Everything we need is within walking distance; shops, schools, restaurants, the doctor, the train station... Our favourite restaurants are Bella Luna and Casa Mia, those are our date night spots! We can be in London in under an hour by train so it's easy to meet up with friends there for a night out.

There are some great walks around here, as a family we often walk the canal path, and to the Nature Discovery Centre which is a really lovely place for families and just to enjoy nature.

If we weren't looking to grow our family we'd stay here forever, it's such a great home.

THE LOCATION

Thatcham is a small, friendly town, popular with families, just to the east of Newbury in West Berkshire.

The town centre has a good choice of shops and restaurants, with regular markets and great amenities sprinkled around the town.

The Nature Discovery Centre is a beautiful spot for a walk, with nature trails, a play area, picnic area, learning centre and a lovely café.

The attractive market town of Newbury is 3 miles away, with a large range of shops, a cinema, theatre, bars and restaurants. Markets are held weekly in the town square, along with feature and seasonal markets.

The Corn Exchange Theatre has a full schedule of plays, cinema nights and family events. The town square plays host to several events each year such as a Christmas parade, fire festival and art shows which are well attended by local residents.

Drive in any direction and you'll find pretty villages and quintessential country pubs with fires roaring in the winter and views over the surrounding countryside.

NEARBY AMENITIES

Pub 0.1 miles

Gym 0.8 miles

Doctor 0.8 miles

Restaurants 0.5 miles

Bus Stop 0.1 miles

Motorway: M4 6 miles

Shop: Waitrose 0.5 miles

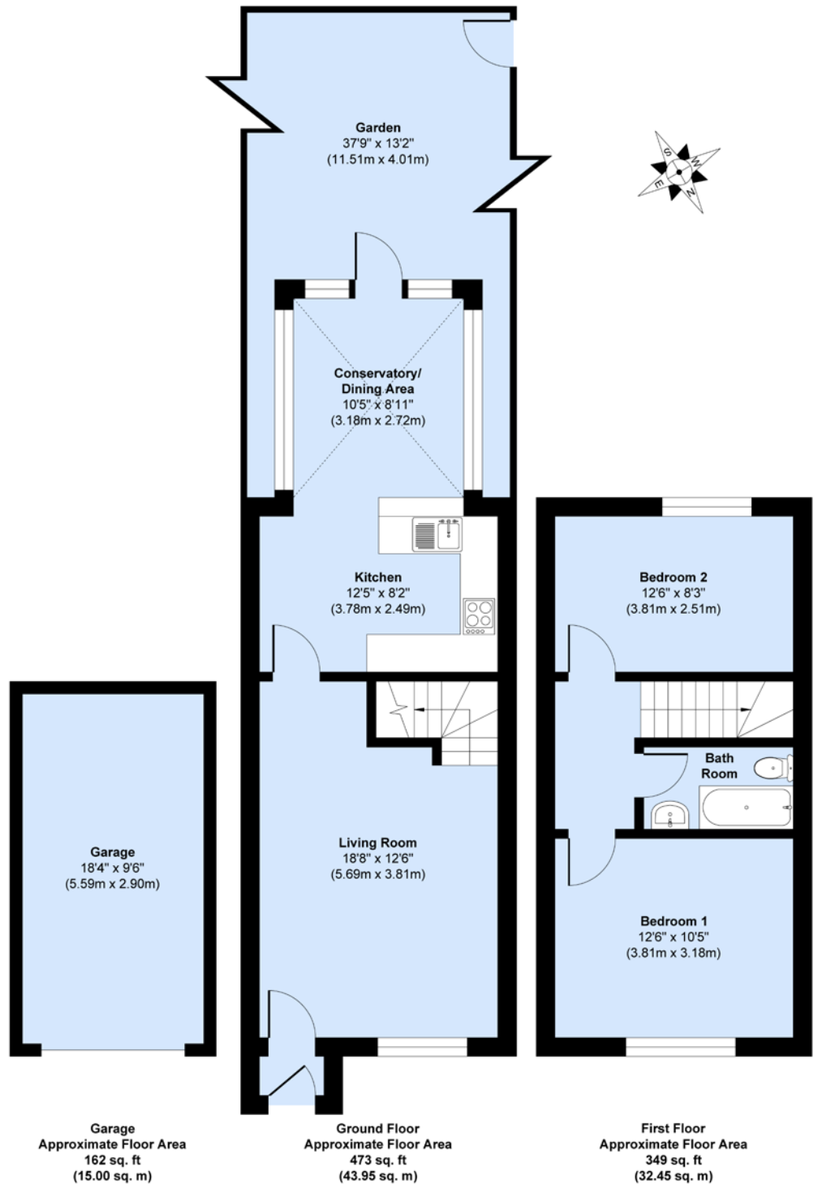
Primary school 0.5 miles

Secondary school 0.5 miles

Train: Thatcham 1.1 miles
Reaching London in as little as 43 minutes

Road: A4 0.3 miles

FLOOR PLAN



Approximate Gross Internal Floor Area = 984 sq.ft / 91.40 sq.m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

EPC Rating: C

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Printed 05.03.25

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