

# HILLIER & WILSON



Bath Road, Thatcham, RG18 3SX



## Bath Road, Thatcham

A beautifully presented three bedroom detached family home dating back to the 1800's, located in a convenient position close to Thatcham town centre. The property boasts characterful features throughout and has been updated by the current owners, whilst other benefits include gas central heating, a mixture of double glazing and sound proofing windows to the front, off road parking and garage. The ground floor comprises entrance hall, sitting room with multi-fuel log burner, office, dining room leading through to a garden room, breakfast area and kitchen. Upstairs there are three double bedrooms and a large family bathroom. Externally there is a stunning, enclosed rear garden which is mainly laid to lawn with mature flower beds and hedges, a patio, access to a utility room, cloakroom and the garage. There is also off road parking via driveway to the rear of the property. Bath Road is very conveniently located within walking distance of Thatcham town centre, whilst the market town of Newbury is also just a short drive away. Thatcham railway station provides regular direct links to London, Paddington taking less than an hour. The property is also situated a stones throw from numerous playing fields and the Cricket club.







- THREE BEDROOM DETACHED FAMILY HOME
- DATING BACK TO THE 1800'S
- BOASTING CHARACTERFUL FEATURES THROUGHOUT
  - SOME ACOUSTIC/SOUNDPROOFING WINDOWS
- STUNNING ENCLOSED REAR GARDEN
- OFF ROAD PARKING TO REAR & GARAGE

Services:

Mains services are connected

EPC: Rating D

Full results can be sent on request

Council Tax: Band E







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Nye & Co Hungerford Ltd. REF: 1311976



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

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