



FREEHOLD GUIDE PRICE

£530,000

57 Simmons Field

Thatcham RG18 4ET





**A fantastic modern detached home in a quiet tucked-away position, in the popular Dunstan Park area of Thatcham, benefitting from garage, driveway parking, large plot and west-facing garden backing onto field.**

- Sought-after location
- Quiet, tucked-away position
- Detached home
- Garage and driveway parking
- Large plot size
- West-facing garden backing onto field
- Recently decorated
- Loft conversion with views over field
- Downstairs cloakroom
- Utility



## LOCATION

Simmons Field is located in the popular Dunstan Park area of Thatcham. Thatcham is a market town that offers a range of shops, supermarkets, schools and the Nature Discovery Centre, as well as being a short drive away from Newbury which has an excellent range of leisure and entertainment facilities including, of course, Newbury Racecourse. Thatcham itself has its own railway station, benefitting from the direct line to London Paddington, and excellent road links via the A34 and M4 motorway.

## DESCRIPTION

This fantastic detached property has accommodation over 3 floors and enjoys the benefit of being at the end of the cul-de-sac, in a quiet, tucked-away position, giving a very private feel. Ground floor accommodation comprises entrance hallway, cloakroom, large living room with bay window and double doors leading into the dining room, which has French doors onto the rear garden. The dining room leads into the fitted kitchen with integrated gas hob, electric oven and Belfast sink, as well as a door leading onto the rear garden. The kitchen leads onto the utility room, which then links back to the hallway, giving the property a nice flow. First floor accommodation comprises four bedrooms – the first bedroom is double-sized, has an en-suite shower room and fitted wardrobes, the second bedroom is double-sized, as is the third bedroom, then the fourth bedroom is single-sized and would also make a great home office. There is also a modern family bathroom. On the third floor is a fantastic loft conversion, which has created a master en-suite. The large bedroom has lovely views over Marsh Meadows to the rear of the property, plus there is a dressing area with fitted wardrobes and the modern en-suite shower room.







## OUTSIDE

The property is approached by a long driveway leading to the garage, and a large garden which is laid to lawn with some trees and shrubs. Side access takes you to the rear of the property, where there is a vast garden which is predominantly laid to lawn, with a decked seating area, planted borders, a large storage shed and various trees and shrubs. The garage, which has been part-converted by the current owners to a workshop with power and water, can be accessed from the rear garden.

## SERVICES

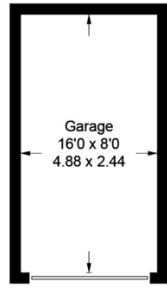
All mains services are connected. The property operates on gas-fired central heating and benefits from recently replaced double-glazing throughout. The property further benefits from having Hive installed, as well as ultrafast broadband. The water system has recently been replaced and is now an Unvented system, a real benefit in an area which has low water Pressure.



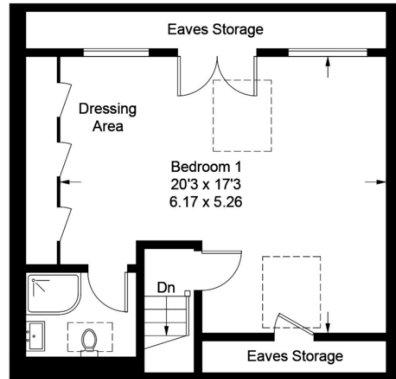


# 57 Simmons Field

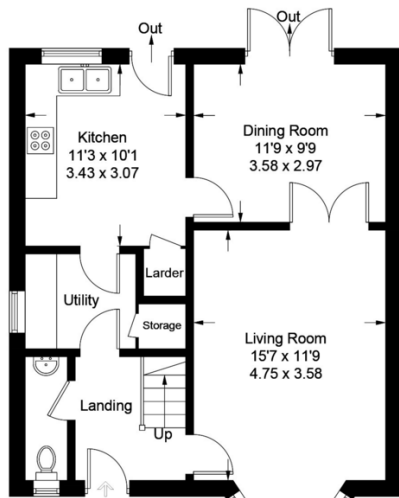
Approximate Gross Internal Area = 160.9 sq m / 1732 sq ft  
(Including Garage / Excluding Eaves)



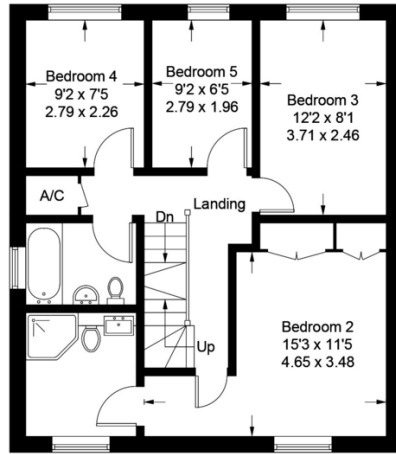
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor



## DIRECTIONS

From Newbury, head east on A4 towards Thatcham, then at the garden centre roundabout take the second exit onto Tull Way. Follow the road, then at the mini roundabout take the first exit onto Heath Lane and at the next mini roundabout take the second exit to continue on Heath Lane. At the next roundabout, take the first exit onto Floral Way, then go straight across the next two roundabouts to continue on Floral Way. Simmons Field is the second right turning. Follow the road right to the end, where number 57 is found in a tucked-away position.



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