



DOWNER & CO

TRUSTED SINCE 1988

**7 Ash Gate, Thatcham RG18 4EH**  
**Price: £525,000**

## Description.

Tucked away in the far corner of a cul-de-sac a double fronted four bedroom detached house with double garage. The house is in need of modernisation but offers great scope to improve and extend (subject to planning consents) and comes with a south facing garden.

The accommodation includes entrance hall, cloakroom, dual aspect living room, dining room, kitchen/breakfast room, utility room, master bedroom with en-suite, three further bedrooms, family bathroom, south facing garden, double detached garage with double width driveway parking for four vehicles.

Features.  
2  
2  
4  
2

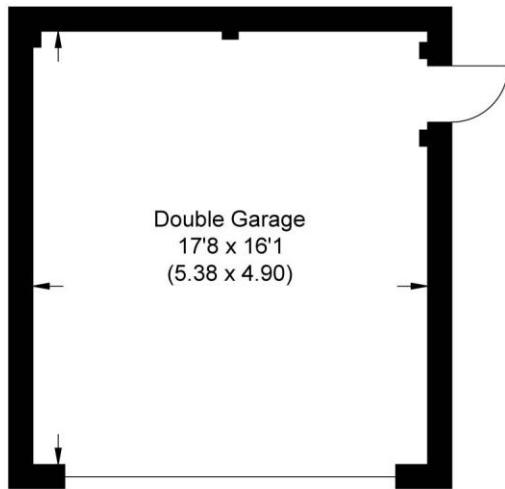


## Location.

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.



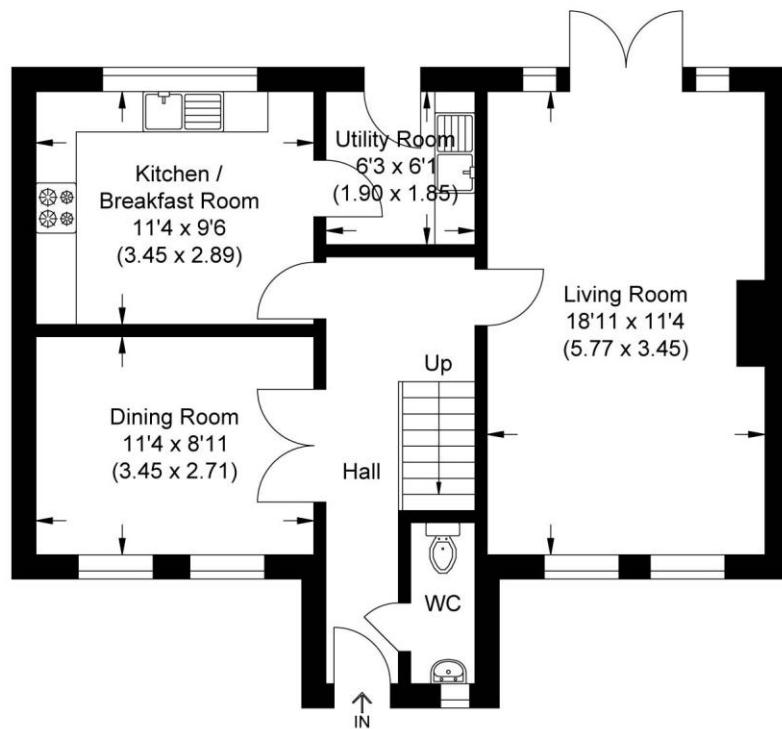


Approximate Gross Internal Area

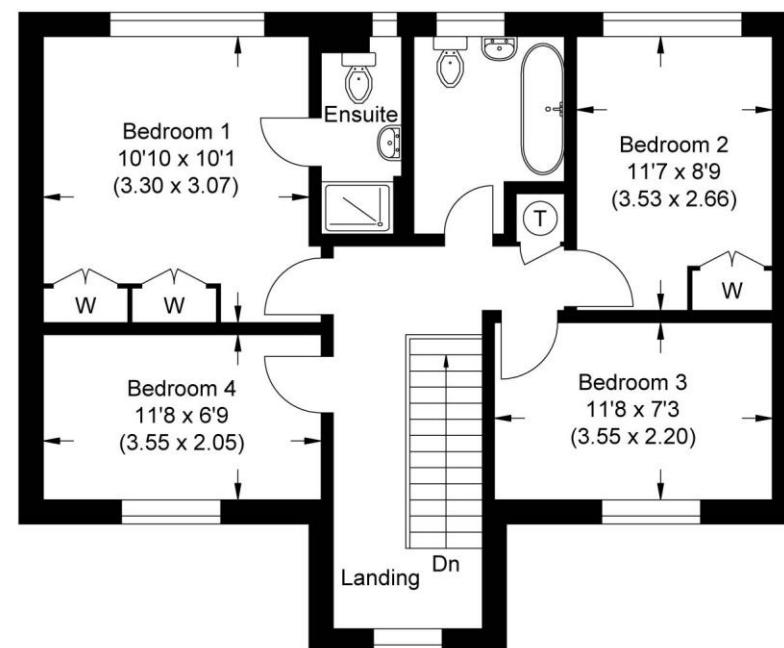
110.0 sq m / 1184.03 sq ft

(Excludes Garage)

Garage Area 26.36 sq m / 283.73 sq ft



Ground Floor



First Floor

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

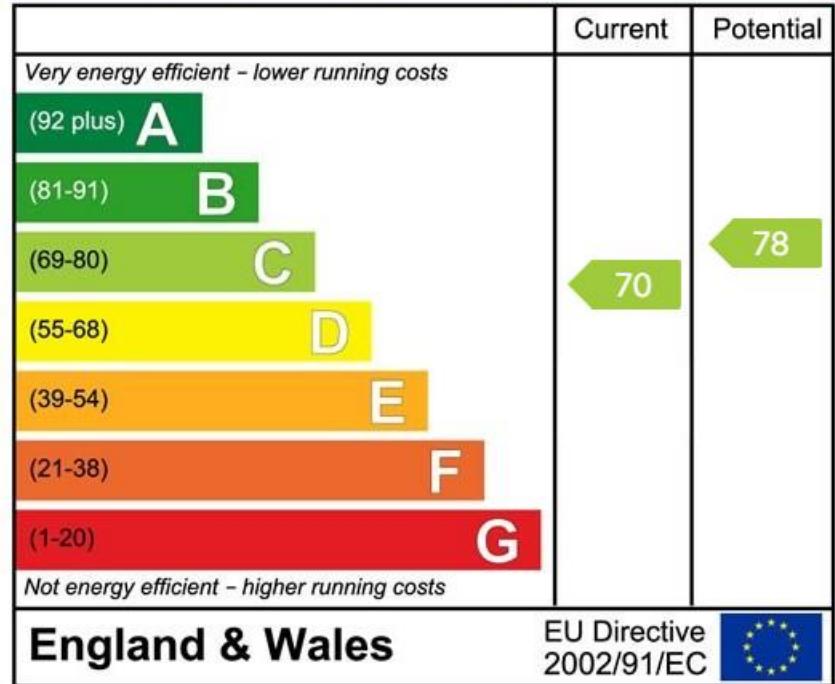


**EPC: C**

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

**TENURE: FREEHOLD**

## Energy Efficiency Rating



### 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.

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.

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX  
**01635 523777**  
[www.downer.co.uk](http://www.downer.co.uk)