



6 Grassmead, Thatcham RG19 4FP
Price: £515,000

Features.

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Description.

Tucked away in a peaceful no-through road and just a short stroll from the town centre, mainline railway station and local schools, this beautifully extended four-bedroom home occupies a generous corner plot and delivers standout family living.

Immaculately presented throughout, the light and spacious layout includes an inviting entrance hall, a stylish kitchen opening into a bright dining room, a playroom, a comfortable living room, a dedicated study, a practical utility room and a cloakroom. Upstairs, you'll find two generous double bedrooms, two further well-proportioned bedrooms and a contemporary family bathroom. The south-facing rear garden is fully enclosed, and wraps around the property to create an impressive outdoor space. A large shed provides excellent storage, while the front offers ample driveway parking along with gated access to the garden. Further benefits include uPVC double glazing, gas-fired central heating and cost-saving solar panels.



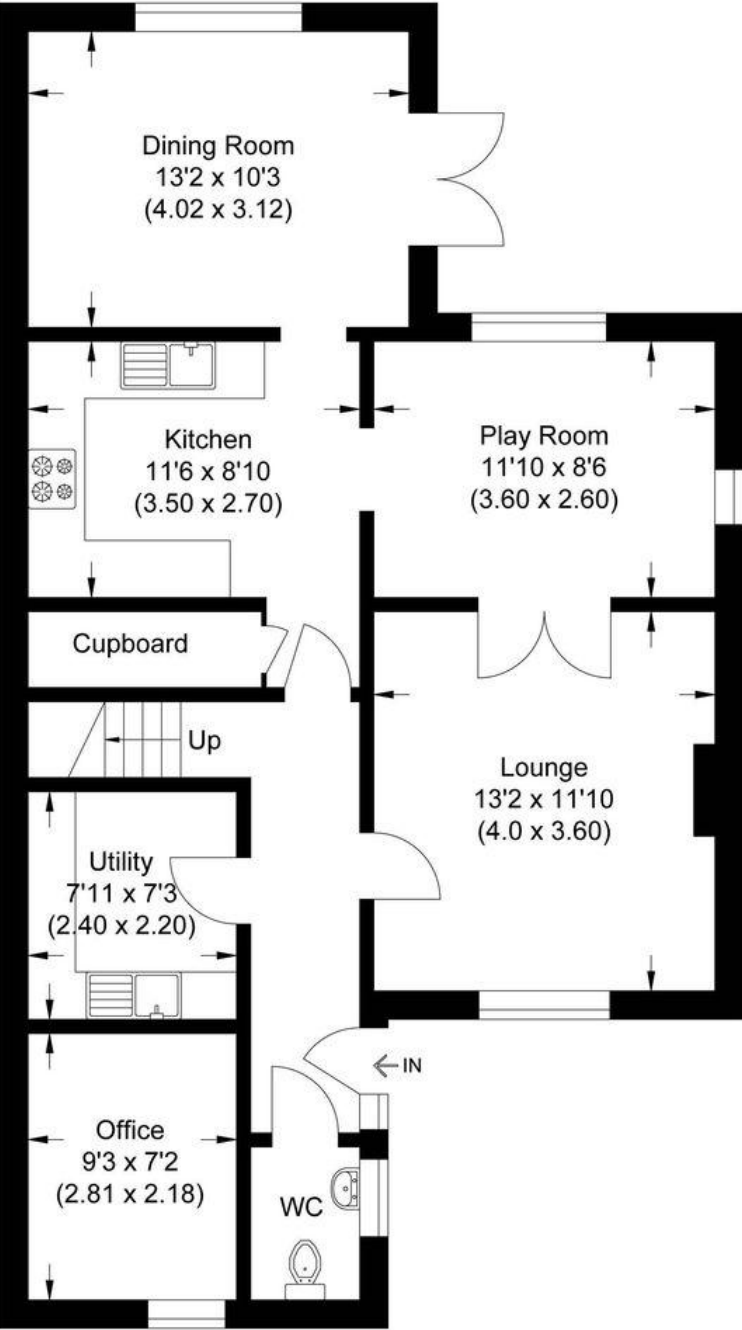
Location.

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.

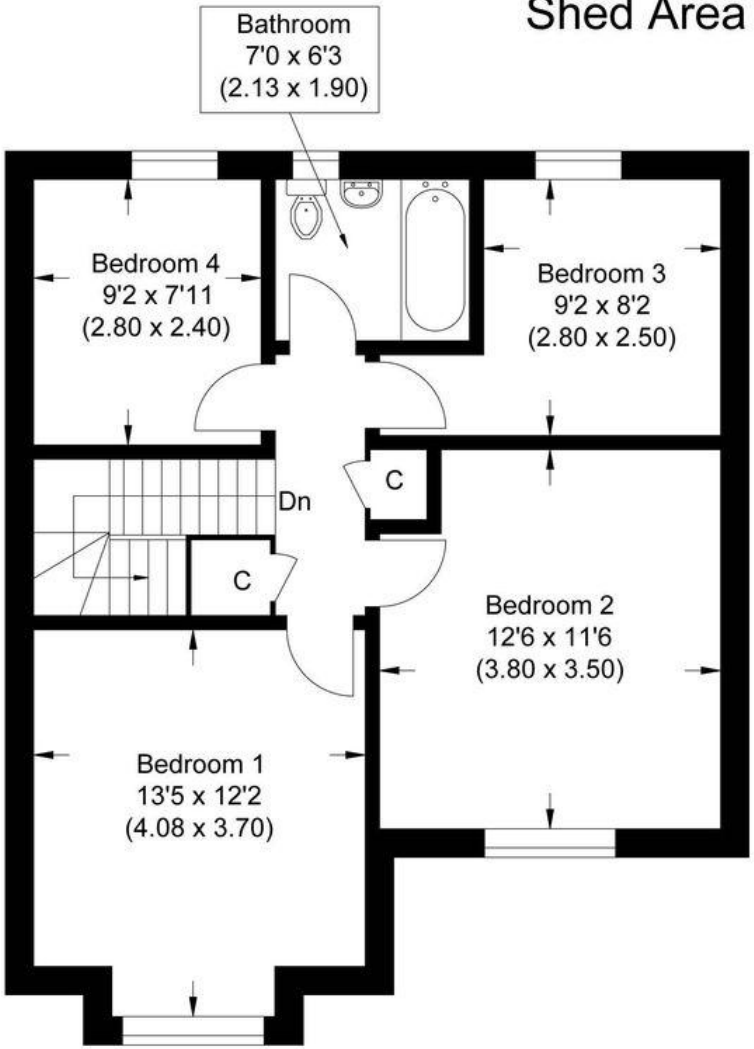


Approximate Gross Internal Area
129.87 sq m / 1397.90 sq ft
(Excluding Shed)

Shed Area 7.84 sq m / 84.38 sq ft



Ground Floor



First Floor

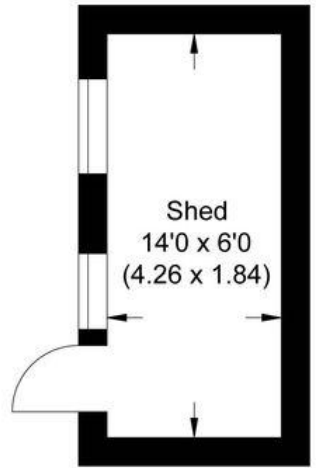
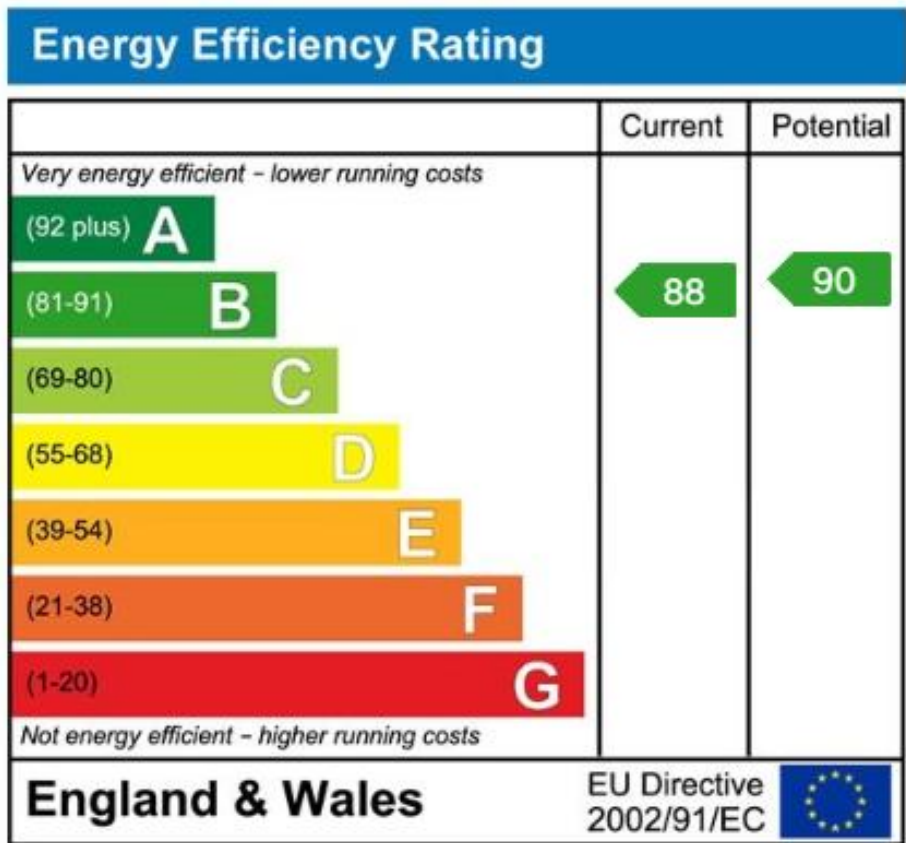


Illustration for identification purposes only, measurements are approximate, not to scale.



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: B

COUNCIL TAX BAND: E
2025/2026: £2,954.09.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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