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16 Violet Grove, Thatcham RG18 4DQ
Price: £675,000

Features.



NO ONWARD CHAIN

Description.

Tucked away off the road on a private drive, with only one other property, is this hugely extended six bedroom detached family home. Located on the very popular Dunston Park estate. Owned since new by the vendors the house has had a large two storey extension creating extra living space as well as two additional double bedrooms ideal for children, as both have feature mezzanines.

The accommodation includes entrance hall, bay fronted living room, dining room with access to the garden, kitchen/breakfast room, large family room with fireplace and inset wood burner, conservatory with doors to the garden, utility room and cloakroom to the ground floor. Upstairs offers a master bedroom en-suite, four further double bedrooms two have their own stairs to mezzanines and share a Jack & Jill bathroom, further single bedroom/study and family bathroom. Outside offers a private and well cared for rear garden with various seating areas for entertaining, there is a single garage with access to the house and double width driveway parking to front.



Location.

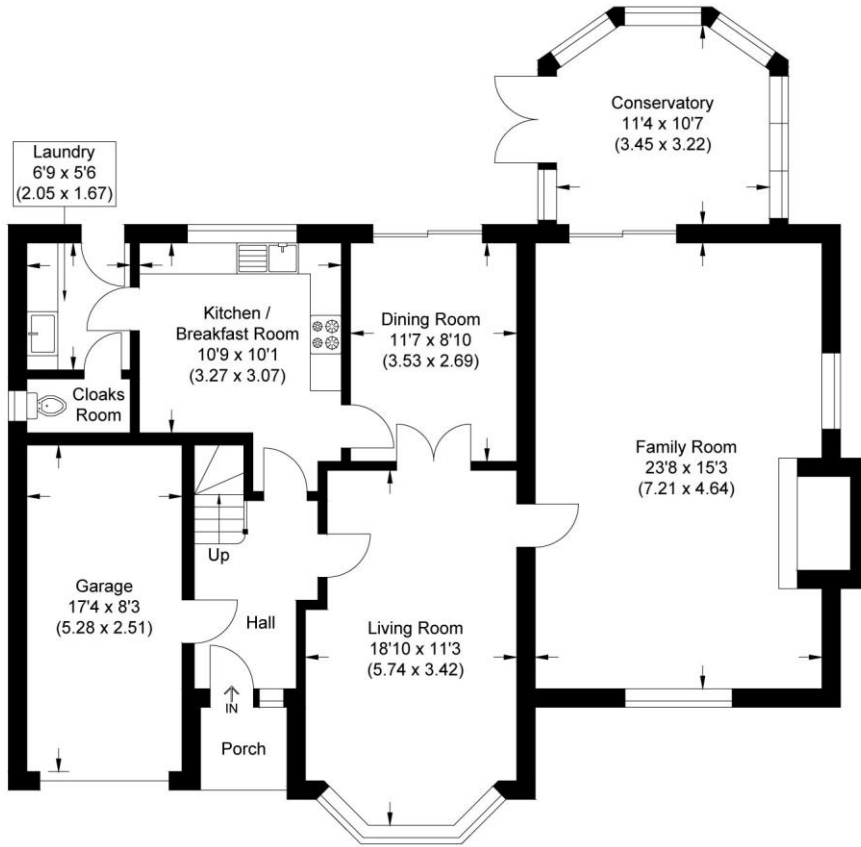
Violet Grove is a small and quiet cul-de-sac of only detached houses on Dunston Park. Dunston Park is a very popular development on the north eastern fringes of Thatcham close to open countryside. There are local stores and a small precinct of shops/take away and pub close by and falls in the Kennet 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.

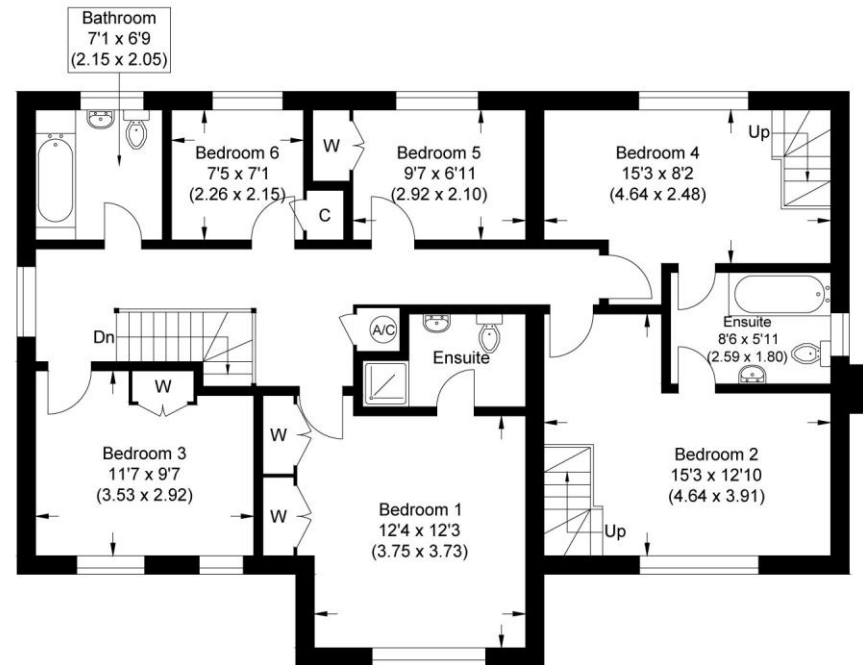




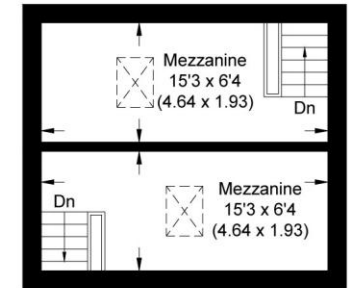
Approximate Gross Internal Area
 230.67 sq m / 2482.91 sq ft
 (Including Garage & Mezzanine Floor)
 Mezzanine Area 18.61 sq m / 200.31 sq ft
 Garage Area 13.25 sq m / 142.62 sq ft



Ground Floor



First Floor



Second Floor

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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: C

COUNCIL TAX BAND: E
2026/2027: £3,107.85.

TENURE: FREEHOLD

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.

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