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Arlington Grange, Curridge, Thatcham, RG18

Offers over £875,000

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- Beautifully presented home
- 4 double bedrooms
- Integral garage ideal for storage or potential for further accommodation (subject to planning permission)
- Attractive, landscaped, low-maintenance garden complete with pod, ideal for entertaining
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- Solar water heating
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A substantial, beautifully presented, four double bedroom, detached, modern, chalet-style home, set within this exclusive development, offering 2232 sq ft (excluding the garage space) of flexible living space, perfectly situated in the sought-after area of Curridge. Built in 2015, this property combines contemporary design with practical features for a comfortable lifestyle.

The ground floor boasts two generous reception rooms; a beautiful double reception with feature wood burning stove with double doors leading to the attractive landscaped garden, providing ample space for both formal entertaining and relaxed family gatherings. The stunning open-plan fully fitted kitchen/dining room also benefits from double doors leading to the garden. There is also a separate utility room offering a practical space ensuring the main reception areas remain clutter-free. You will also find on the ground floor level the Principal bedroom suite with dressing room and en-suite shower room and a further spacious double bedroom and bathroom. The layout offers versatility to adapt to your specific needs, whether it's a dedicated home office, a play area, or a tranquil haven.

Upstairs, you will find a further two well-proportioned double bedrooms with spacious walk-in wardrobes and a modern complete bathroom with separate shower cubicle ensuring comfort and privacy for everyone. The bright and airy spaces are designed for ease of living.





Externally, the property benefits from a well-maintained, attractive, landscaped, low-maintenance garden with rural far-reaching country views, complete with Pod, perfect for entertaining, offering a private outdoor retreat. Parking is exceptionally well catered for with private off-street parking including a single garage which is ideal for storage or potential further accommodation (subject to planning permission), carport for 2 cars, a driveway and further secure gated parking, providing ample space for multiple vehicles.

The home is equipped with solar water heating and a mains electric supply, reflecting a commitment to efficient living.

Curridge offers a desirable setting, blending rural charm with convenient access to nearby amenities in Thatcham and Newbury. This home is ideal for those seeking space, modern comforts, and excellent parking provisions in a peaceful location.

The area is served by several well-regarded state and independent schools, with options ranging from nursery to secondary levels.

Mary Hare School, the largest residential school for deaf children and young people (less than 5 minutes drive away).

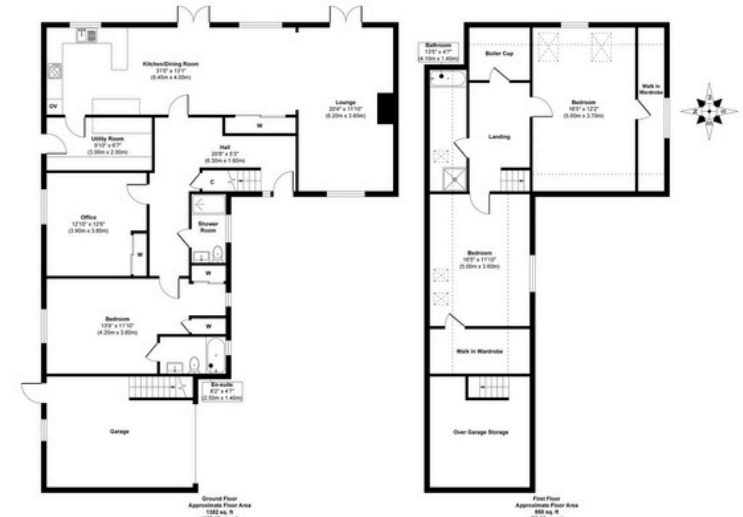
Primary Education (Ages 4–11):Curridge Primary School: Located directly in the village, this is a Ofsted-rated Good.

Hermitage Primary School: Located a short drive away, this Ofsted-rated Good school is highly rated for its personal development.

Secondary Education (Ages 11–18):The Downs School (Compton): Located a short bus journey north in Compton, this local secondary school and sixth form is rated Outstanding.

Private/Independent Options: Nearby Newbury (less than 10 minutes away) features highly regarded independent options such as St Gabriel's and Thorpe House School.

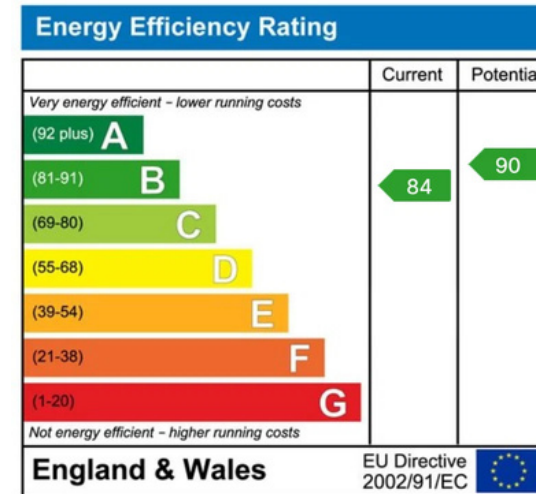




Approx. Gross Internal Floor Area 2232 sq. ft / 207.45 sq. m (Excluding Garage/Storage)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Arlington Grange in Curridge is a highly sought-after residential location for families, combining peaceful village living with the excellent connectivity to nearby major roads such as the M4 & A34 and rail lines. The area is also well served with a good selection of golf clubs; West Berkshire Golf Club, Newbury & Crookham Golf Club and also the exclusive Donnington Grove Hotel and Country Club.

Disclaimer: Please note that some of these images have been enhanced using AI so an in-person viewing is essential.



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