



10 Kiln Drive

Curridge, Thatcham, Berkshire, RG18 9EG

marc allen

www.marcallen.co.uk



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Guide £775,000

A fabulous detached house that has been superbly reconfigured and improved to create a very comfortable home within the favoured village of Curridge.

Description

The accommodation includes generous hall space from which the stairs lead, a downstairs cloakroom and study. The sitting room has a fireplace with a wood burning stove, doors to the garden and to the conservatory. The open plan kitchen and dining area is a particular feature, tastefully fitted to include an island unit, integrated appliances and ample space for a table, making it ideal for entertaining and family life. There is also a useful utility room with a door to the garden, so very practical for muddy boots, the dogs etc. The garage has been converted internally to create a media room, with sound proofing, so could be a good space for teenagers too! On the first floor there are four bedrooms, two of which have built in storage. The main bedroom has an ensuite shower room and the full family bathroom includes a corner bath and separate shower enclosure. Outside there is a wide frontage providing off road parking for several vehicles, an important feature these days. The mature rear garden is laid to lawn with extremely well stocked borders, seating areas and a very pleasant backdrop. A viewing is strongly advised to fully appreciate the overall qualities of this lovely property.

Curridge

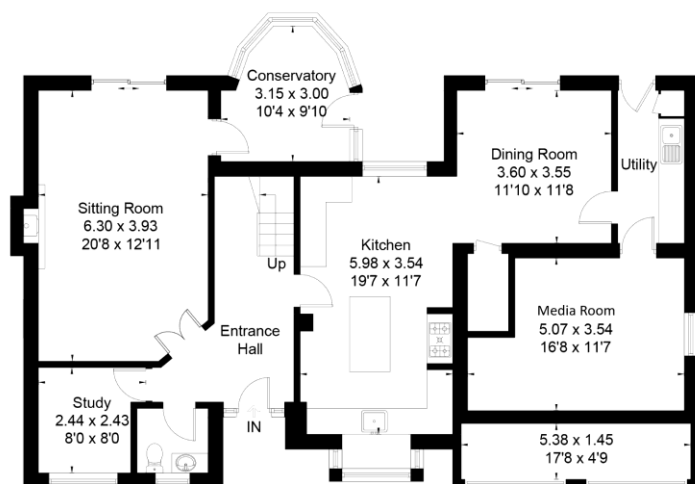
Curridge is a really enjoyable place to live with lots of walks, byways and bridleways to explore,

followed by a visit to The Bunk pub perhaps, for a quiet drink, supper or a chat with the locals. There is a garage and shop nearby for the basics, together with the Hilliers Garden Centre for a wander, a coffee and cake. Curridge has a well respected primary school within walking distance and is in the favoured Downs School catchment area. There is good access to J13 of the M4 and the A34 too. The town of Newbury offers a wide range of facilities and a rail link to London (Paddington).

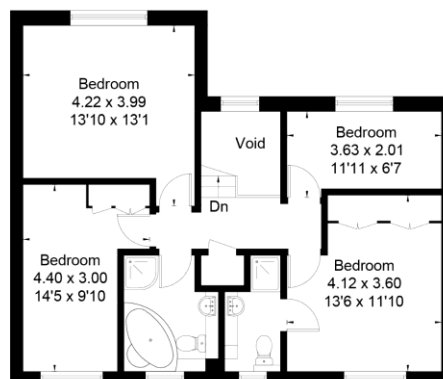
- Entrance Hall
- Cloakroom
- Study
- Sitting Room
- Media Room
- Kitchen
- Dining Room
- Conservatory
- Four Bedrooms
- En Suite Shower Room
- Bathroom
- Double Garage
- Driveway
- Gardens



Approximate Floor Area = 181.1 sq m / 1949 sq ft (Excluding Void)
 Outbuilding = 6.9 sq m / 74 sq ft
 Total = 188 sq m / 2023 sq ft



Ground Floor



First Floor



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch

Door to:

Entrance Hall

With Amtico herringbone flooring. Radiator. Stairs to first floor.

Cloakroom

A white suite comprising wc and 'bowl' wash hand basin with a cupboard below. Tiled surrounds. Radiator.

Sitting Room

Fireplace with wood burning stove. Amtico herringbone flooring. Radiator. Doors to: glazed patio doors to the garden.

Conservatory

With wood effect flooring. Door to garden.

Study

Amtico herringbone flooring. Radiator.

Kitchen

Very tastefully fitted with a range of grey coloured wall and base units, distinctive fired earth tiled surrounds and central island with drawers and stool space. Marble worksurfaces. Single drainer franke sink unit with a franke mixer tap. Integrated dishwasher. Pull out bin drawer. Fitted wine fridge. Space for a range cooker with an extractor over. Contemporary upright radiator. Amtico herringbone flooring.

Dining Room

Amtico herringbone flooring. Double glazed patio doors to the garden. Radiator. Walk in larder cupboard.

Utility

With a further range of units, marble work surfaces, upstand and fired earth tiling. Single drainer stainless steel franke sink unit with a franke mixer tap. Radiator. Door to garden.

Media Room

Sound proofed. Radiator. Access to loft.

Staircase gives access to landing

Access to loft. Airing cupboard hosing hot water tank and immersion heater.

Bedroom 1

Built in wardrobes.

En Suite Shower Room

With a shower enclosure, wc and wash hand basin with fitted cupboards. Tiled surrounds. Chrome finish heated towel rail.

Bedroom 2

Radiator.

Bedroom 3

Radiator.

Bedroom 4

Radiator.

Bathroom

With a shaped corner bath, wash hand basin with cupboards below and wc. Chrome finish heated towel rail. Separate shower enclosure. Fitted cupboards and mirror.

At the front of the property is

A driveway with ample space for parking (four/five cars). Mature borders and a gate to the side. Twin roller shutter doors to the remainder of the garage following internal conversion.

At the rear of the property is

A lovely mature garden laid to grass with well stocked borders, a rose covered walkway. Gate to side. Outside lighting and tap and an area of decking.

Services

Mains water, electric and drainage. Calor gas heating from a development supply. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	37 F	
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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