



Sundial Cottage, 10 Prancing Horse Close,  
Thatcham RG18 4JU  
Price: £374,950

**Features.**

-  2
-  3
-  2

**Description.**

A pristinely presented and decent sized three bedroom end of terrace home with a corner plot in this small cul-de-sac very close to the centre of town and within walking distance to Kennet Secondary School and the train station.

This lovely home has been beautifully cared for since new by the present vendors and the accommodation includes entrance hall, cloakroom, living/dining room with door to conservatory, kitchen/breakfast room, master bedroom en-suite, two further bedrooms, family bathroom, south facing corner plot garden and carport with additional driveway parking to front.



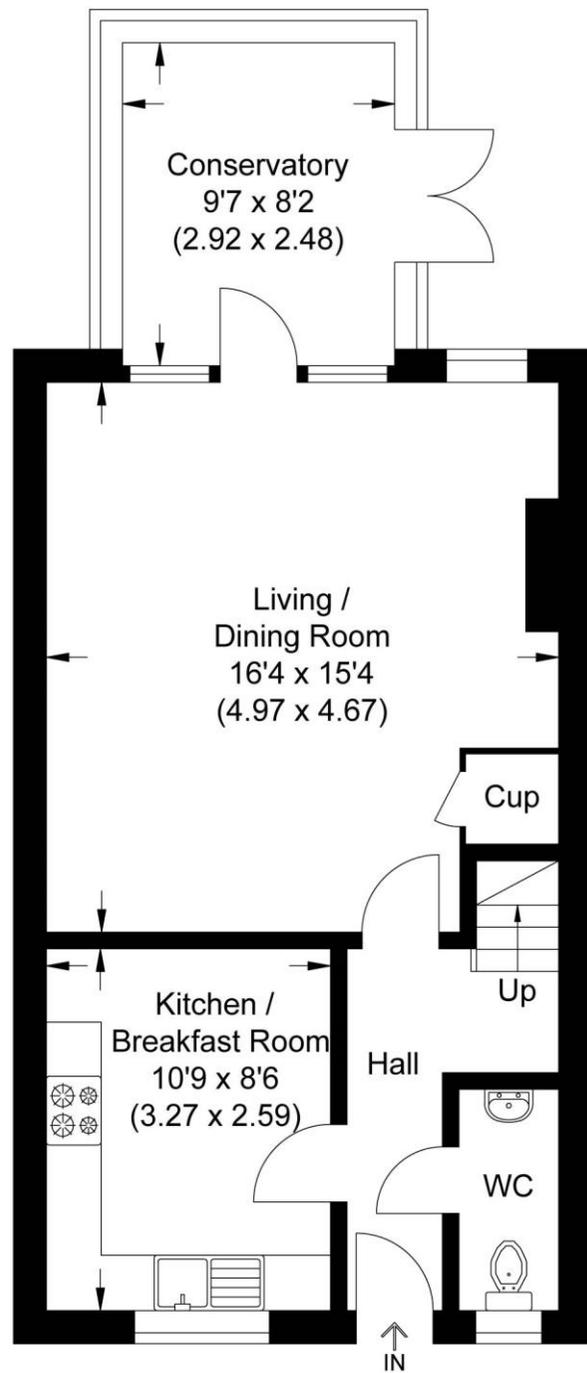
## Location.

Prancing Horse Close is a small cul-de-sac of modern properties set back from the A4 and in an enviable location, being within walking distance to all of the town's amenities.

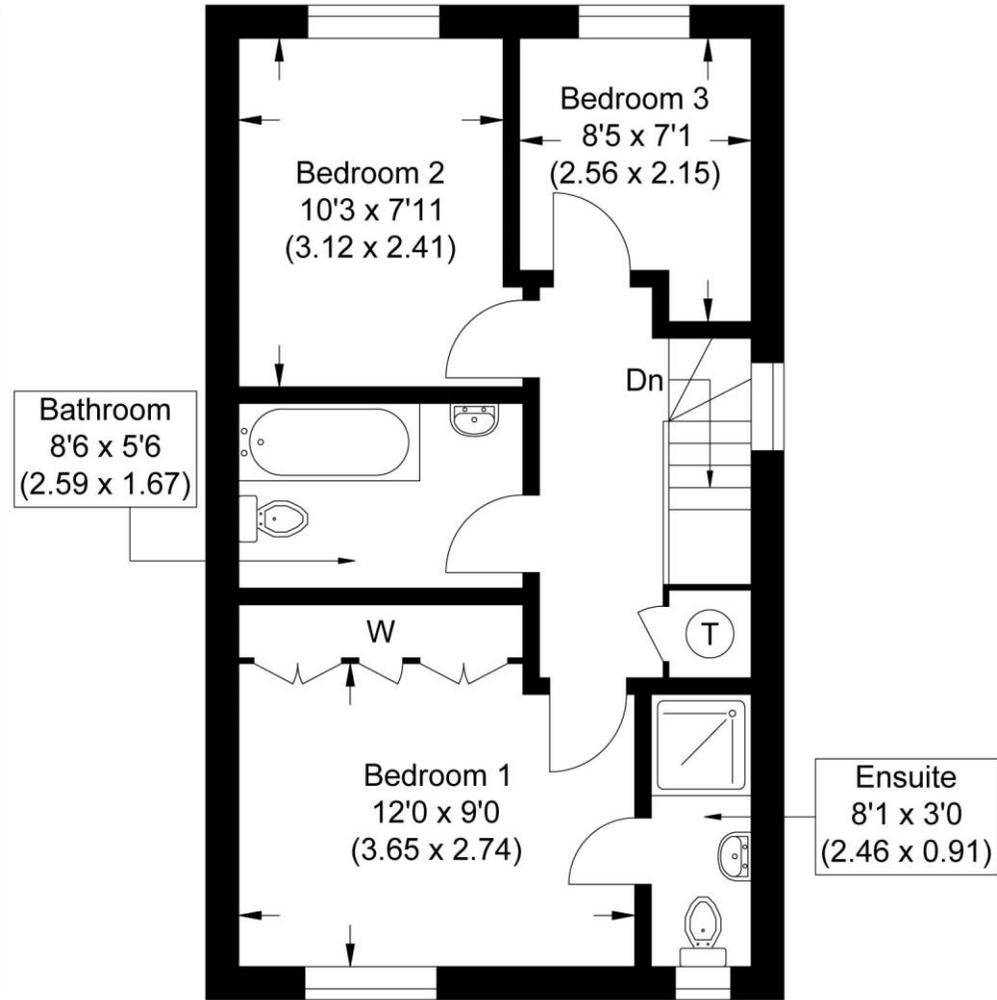
Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet secondary school. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities 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  
85.98 sq m / 925.48 sq ft



Ground Floor



First Floor

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



**EPC: C**

**COUNCIL TAX BAND: D**  
2024/25 £2,416.98

**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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

#### PERSONAL INTEREST

Please note that under section 21 of the Estate Agents Act of 1979, we would like to disclose that this property is owned by a relative of a serving member of staff of Downer & Co.

#### 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.

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