



Brunsdan
ASSOCIATES 

Winton House, 386 London Road, Thatcham, Berkshire, RG18 3AA

Guide Price: £599.950 – Freehold

A superb spacious character family sized house with large garden and useful garage/studio ideal for home working

Entrance porch, entrance hall, cloakroom/shower room, sitting room with bay window and period fireplace, dining room with period fireplace and bay window, study, fitted kitchen, utility room, covered rear utility area, to the first floor are 4 double bedrooms, family bathroom, to the second floor is bedroom 5/play area

THE PROPERTY

A classic 1920s built double fronted detached house with many original features, offering a great range of accommodation. The property has been well maintained by the current owners and benefits from an excellent detached garage/studio ideal for home working, plenty of parking and a 125' mature rear garden.

OUTSIDE

Mature gardens, ample parking to front and side. Private rear gardens, full width patio, steps up to large lawned area with borders, approximately 125' rear garden. There is a covered entertainment bar and patio/decked area, garden shed, Banbury store/workshop. Two mature fruit trees.

The detached purpose built workshop/studio has potential to use as a garage or to convert to further living accommodation (STP), it has a mezzanine floor, loft storage and light, power and water. You could work from home (subject to any necessary consents but our Client has for many years).

LOCATION

Conveniently located on an excellent bus route and within walking distance of Newbury Town Centre with all its facilities. Yes it is on the A4 but surprisingly, the house is not as influenced by this as you might first think.

COUNCIL TAX

We have been informed by West Berkshire District Council that the property is in **Band F** with tax payable of **£2,258.34** for the period 2016/2017.

SERVICES

Electricity, mains water and drainage. Gas central heating.

VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates **01635 255501**
property@brunsden.com **www.brunsdon.com**

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.







Winton House, 386 London Road, Benham Hill, Thatcham, RG18 3AA

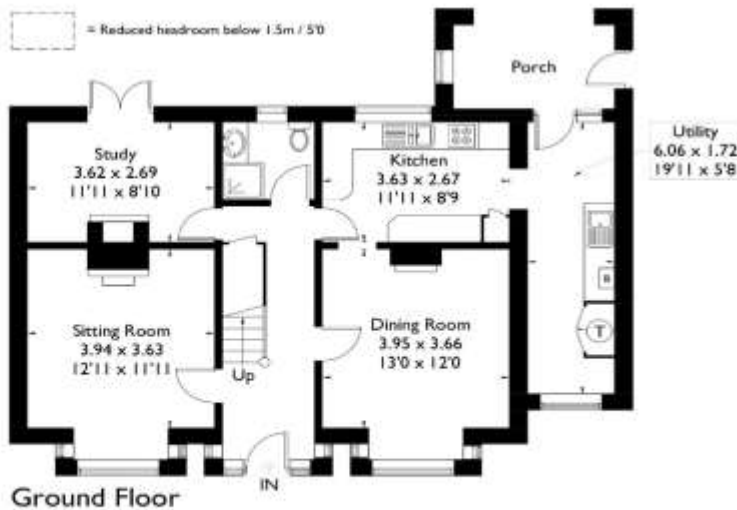
Approximate Gross Internal Area = 161 sq m / 1733 sq ft
 Studio = 44.2 sq m / 476 sq ft
 Total = 205.2 sq m / 2209 sq ft



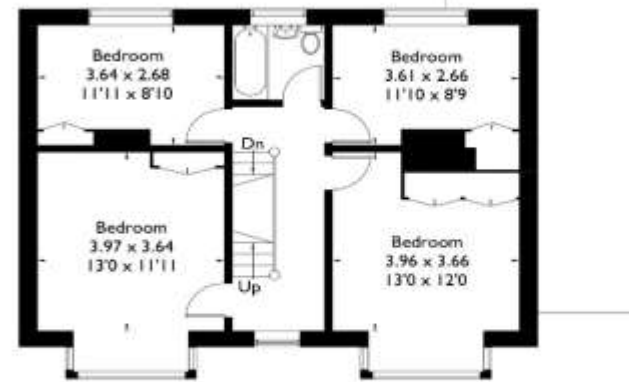
Second Floor



Studio
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 151506

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.