



11 THE ALDERS, THATCHAM, RG18 4HB

Winkworth



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THATCHAM, RG18 4HB

A stunning detached family home with a CLOSED CHAIN, fantastic open kitchen area, SOUTH FACING garden and beautiful outdoor bar.

This impressive home is set within a quiet cul-de-sac close to Thatcham centre. Immediately as you walk in, you're greeted with an open entry hallway with amazing built in storage. As you continue through there is another open space which could work well as a home office again, kitted out with ample storage. You then walk into the open kitchen dining room. The kitchen is extremely impressive with a very large window and French doors, flooding the room with natural light. There are dark grey cabinets with white work tops and all integrated appliances. Through the dining space is the main reception room, this room has sliding doors and another large window with garden views. The utility houses a w/c and sink. Reception room 2 also serves as bedroom four. This is a great sized room at the front of the house with a feature fireplace.

Upstairs are three double bedrooms. The master benefits from build in storage and an ensuite with large walk-in shower. The other two bedrooms are also of a fantastic size and have beautiful garden views. The family bathroom is decorated to a similar style as the ensuite and also has a large walk-in shower.

To the rear is an incredible private, south facing garden. As you leave the kitchen you step onto the patio area, which wraps around the back of the property and up to the outdoor bar. The Bar is an extremely impressive wooden structure with the same patioed floor as the rest of the garden. There is electricity throughout and currently heaters and a fridge set up. The rest of the garden is mainly laid to lawn with a hidden private patioed space at the back of the garden where you can enjoy the evening sun and the water feature. There is great space at both sides of the house for storage and also a large workshop with electricity.

To front of the property is a gravel driveway with space for several vehicles and a single garage.

AT A GLANCE

- 2343ft² / 217.6m²
- Open Kitchen Diner
- Study
- Living Room
- Utility Room
- Second Reception/Bedroom 4
- Three Double Bedrooms
- En-suite in Master
- Family Bathroom
- Impressive Outdoor Bar
- Shed with Electricity
- Garage
- South Facing Garden

UTILITIES

There is Ultrafast broadband available in the area and there are no known mobile coverage issues.

The property is connected to all mains and operates on gas central heating.

EPC - D

West Berkshire Council Tax Band - E

DIRECTIONS

[What3words//remit.runs.lofts](https://www.what3words.com/remit.runs.lofts)

SITUATION

Ideally located for walking to the town and railway station, this property falls into the Kennet School catchment and sits close to outside recreational space.





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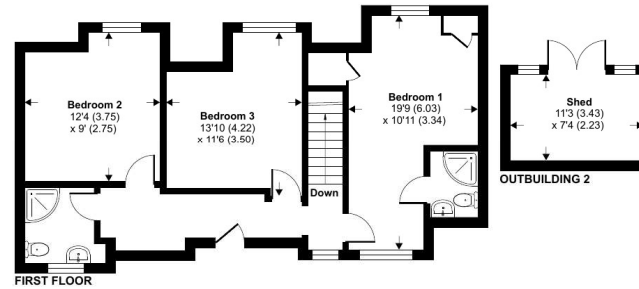
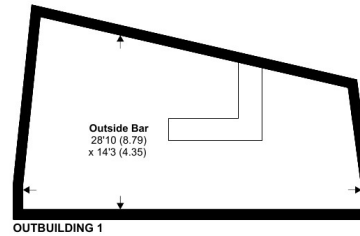
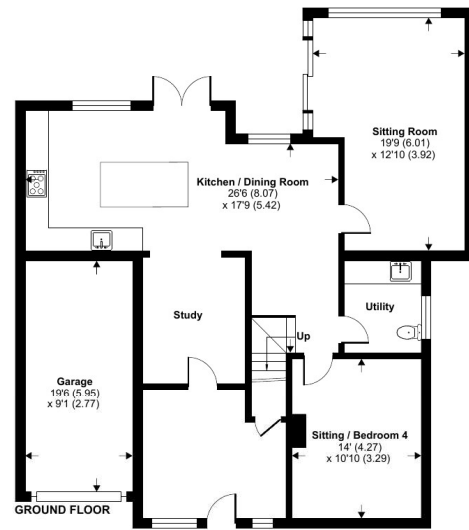
Approximate Area = 1717 sq ft / 159.5 sq m

Garage = 177 sq ft / 16.4 sq m

Outbuilding = 449 sq ft / 41.7 sq m

Total = 2343 sq ft / 217.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Winkworth. REF: 1162420



Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT

01635 552552 | newbury@winkworth.co.uk

winkworth.co.uk/newbury



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