



10 Hatch Close, Chapel Row, West Berkshire

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10 Hatch Close, Chape Row, West Berkshire RG7 6NZ

A well-presented five-bedroom detached home in a peaceful village setting

Thatcham town centre 4 miles, Thatcham mainline station 5 miles (45 minutes to London Paddington), M4 (Jct 12) 6 miles, Heathrow Airport 36 miles

Porch | Sitting room | Family room | Garden room | Kitchen/breakfast room | Utility Cloakroom | Principal bedroom with en suite shower room | 4 Further bedrooms, 1 en suite Family bathroom | Garage | Garden
EPC Rating D

The property

10 Hatch Close is a spacious and well-presented detached family home offering comfortable, flexible accommodation arranged over two floors. In addition, there is an integrated double garage giving overall footprint approaching 3,000 sq ft.

At the entrance there is a recently built conservatory-style porch, which opens onto the reception hall with double doors leading to the main ground-floor reception room. The well-proportioned sitting room has a bay window welcoming plenty of natural light, as well as a fireplace and bi-fold doors opening to the garden room, creating a spacious open-plan area for entertaining. The garden room benefits from a recently fitted ceiling lantern skylight and dual sliding glass doors opening onto the patio area.

Also on the ground floor is a family room in which to relax, as well as a kitchen and breakfast room opening onto the rear garden via bi-fold doors. The kitchen itself has modern fitted units,

a central island and stainless steel range cooker. There is ample space for a family dining table.

Upstairs there are five double bedrooms, four of which benefit from built-in storage. These include the generous principal bedroom with its en suite shower room and one further bedroom en suite. The first floor also has a family bathroom with a bathtub and a separate shower unit.

Outside

At the front of the property, the block-paved driveway provides parking space and access to the integrated garage, for further parking and storage space. Steps lead to the paved front garden, where there is a south-facing seating area, while at the rear, the garden includes a further spacious patio for al fresco dining. Beyond the patio there is an area of lawn bordered by mature trees and established high hedgerows, creating a sense of peace and privacy from neighbouring properties.

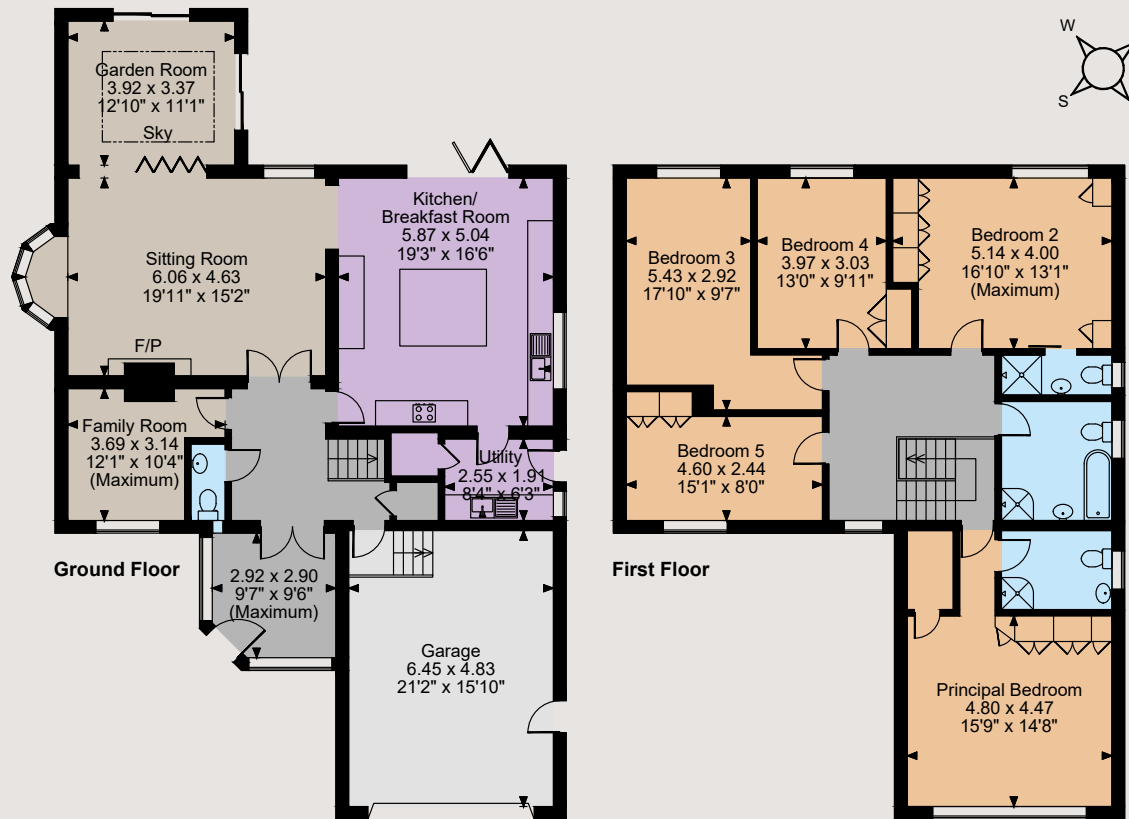
Location

Chapel Row is a sought-after village within easy reach of Newbury, Thatcham and Reading, and surrounded by beautiful rolling countryside. The village has a local pub and a café, while nearby Beenham which benefits from its own church and pub. Primary schools are available at nearby Woolhampton, Beenham and Bradfield Southend, which also offers a village store and post office, and a gastro pub, The Queens Head. Thatcham provides a further range of facilities including a direct commuter rail service to London Paddington. Reading and Newbury are also close by and offer a comprehensive range of amenities including shops, restaurants and theatres. The range of schooling in the area is excellent, including St Andrews, The Oratory, Elstree School, Bradfield College and Downe House. There are a variety of recreational pursuits available in the area and the surrounding countryside is renowned for its walks and rides.





Floorplans
 House internal area 2,557 sq ft (238 sq m)
 Garage internal area 334 sq ft (31 sq m)
 Total internal area 2,891 sq ft (334 sq ft)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Newbury, take the A4/London Road towards Thatcham and after 1.5 miles, at the roundabout, take the second exit onto Tull Way. Continue for 1.2 miles, then take the first exit at the roundabout, followed by the second exit, the first exit and the second exit at the subsequent three roundabouts. At the fourth roundabout, take the first exit onto Harts Hill Road, then continue for 3.1 miles before turning right onto Hatch Lane. Turn left onto Hatch Close and the property will be on the right towards the end of the cul-de-sac.

General

Local Authority: West Berkshire council
 Tel: 01635 551111
Services: Mains gas, electricity, water and drainage.
Council Tax: Band G
Tenure: Freehold
Guide Price: £895,000

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Newbury

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