



**CHERITON**

Guide Price £550,000

**Carter Jonas**

# **CHERITON CROOKHAM COMMON ROAD CROOKHAM RG19 8EG**

- Thatcham mainline station to London Paddington 2 miles
- Newbury mainline station 4 miles
- M4 (J13) / A34 5 miles

1/3 acre plot · great potential · entrance hall · living room · kitchen · bathroom · detached garage · long gravel driveway · plenty of parking · wonderful gardens · peaceful location with good road links and access to Thatcham and Newbury · chain free · Energy Rating F

## **SITUATION**

Crookham is well placed for communications. M4 access is at Junction 12 (Theale) and 13 Newbury. The closest M3 access is at Basingstoke, about 12 miles across country. For the rail commuter good regular services run into London from Thatcham/Reading (to Paddington) and Basingstoke (to Waterloo). The village of Brimpton nearby has a church and primary school, and Thatcham is close by offering all facilities.

## **DESCRIPTION**

Cheriton offers great potential. Perfectly liveable currently and benefitting from 1/3 acre of level gardens with plenty of parking and a detached garage with workshop area at the rear. The accommodation is practical with a large entrance hall, 2 double bedrooms and a comfortable living room with patio doors onto the rear. There is a roomy kitchen with pantry and a family bathroom.

**A DETACHED BUNGALOW SET IN A GENEROUS PLOT OF 1/3 ACRE LOCATED IN A QUIET YET ACCESSIBLE AREA. REQUIRING SOME IMPROVEMENT WITH GREAT POTENTIAL THE PROPERTY BENEFITS FROM DETACHED GARAGE AND PLENTY OF PARKING, 2 BEDROOMS, LARGE FRONT AND REAR GARDENS AND AVAILABLE CHAIN FREE.**



## OUTSIDE

The gardens are a particular feature, the bungalow sits well back from the road with a long gravel drive accessing the garage, access to the rear can be reached from each side of the house and the rear garden is extensive with level lawns and mature shrubbed borders.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electric, water and drainage, oil fired central heating.

**Local Authority:** West Berkshire Council - 01635 551111

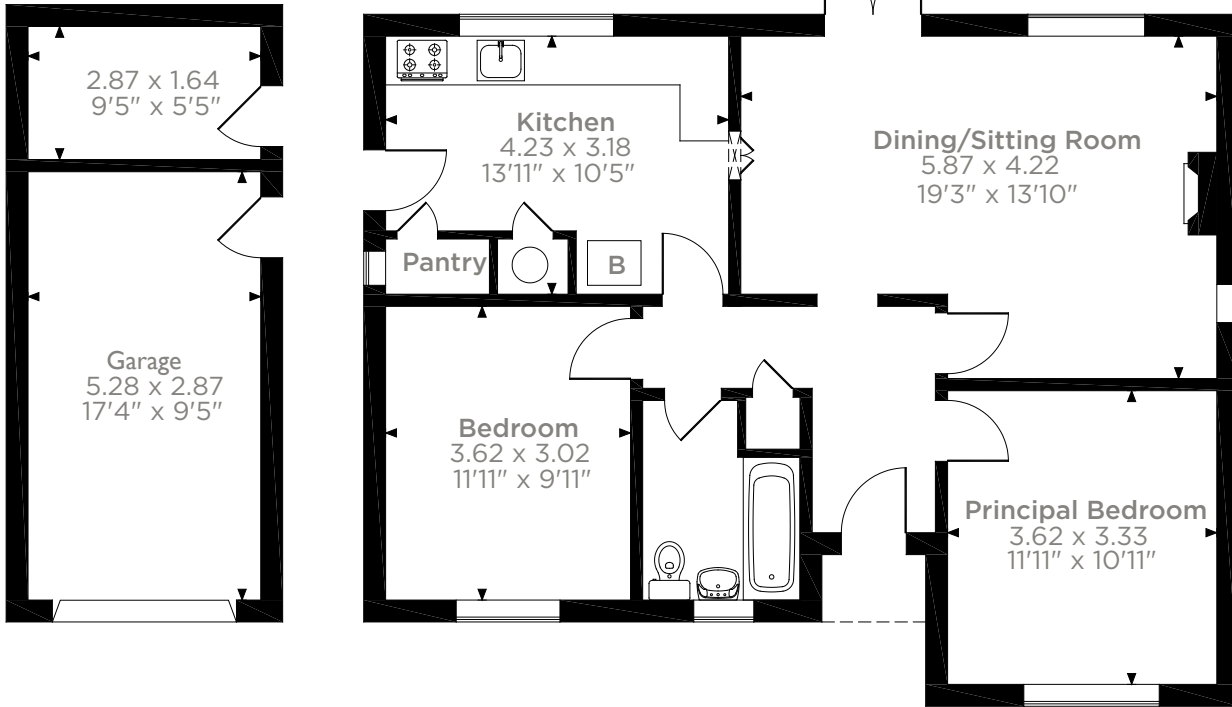
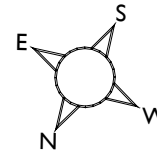
**Council Tax:** Band D

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG19 8EG



**Cheriton, Crookham Common Road, Crookham, Thatcham**  
 Approximate Gross Internal Area  
 Main House = 73 Sq M/786 Sq Ft  
 Garage = 20 Sq M/215 Sq Ft  
 Total = 93 Sq M/1001 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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