



8 HAYSOM'S DRIVE NEWBURY RG19 8EY

Winkworth



A beautifully presented, detached, family home, conveniently located on the south side of Newbury and in catchment for Park House School.

The property offers all the accommodation a growing family could need and is accessed via a generous central reception hall, off which all the man rooms lead and a cloakroom.

The sitting room is to the rear of the house, with French doors to the garden, at the front of the house, either side of the hall are a dining room and good sized family room.

The kitchen/breakfast room also overlooks the garden, perfect for keeping an eye on younger children and the ground floor is completed by a useful utility room.

On the first floor there is a main bedroom with ensuite, guest bedroom with ensuite, three further double bedrooms, served by a family bathroom.

Outside there is off road parking to the side of the house with plenty of space for several vehicles. This leads to a double sized garage with one garage door.

The rear garden is part walled and faces roughly south making a bright and sunny place to spend time.



AT A GLANCE

1881 Square feet/ 175 square metres

Five double bedrooms

Three bath/ shower rooms

Sitting room

Dining room

Family room

Kitchen/breakfast room

Utility

Cloakroom

Garage

Parking

South facing garden

UTILITIES

Mains water, electricity, gas and drainage.

Gas fired central heating.

West Berkshire Council Band G

EPC C

Agents Note: There is a service charge of £205 PA, to cover maintenance of the communal parts of this development. Payable to Henwick Properties.

DIRECTIONS

For sat nav RG19 8EY.

What Three Words//

Smug.Accent.Woof

SITUATION

The property is situated in a no through road, of similar family homes, on the south side of Newbury.

Greenham Common is nearby offering hundreds of acres of walking and the house is in catchment for Park House School.



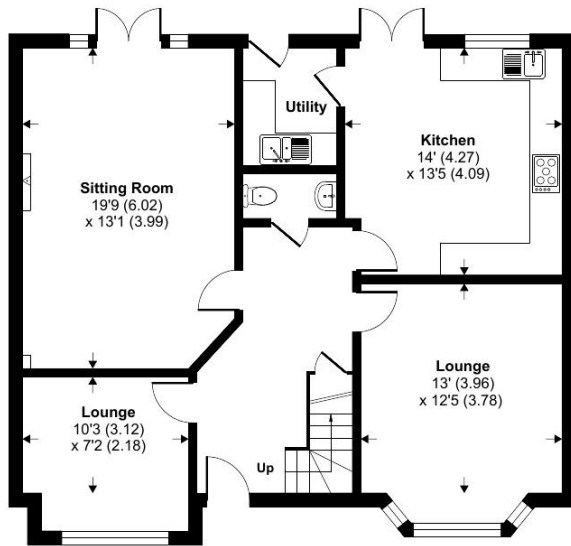
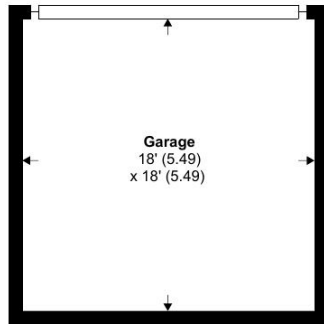
Haysoms Drive, Greenham, Thatcham, RG19

Approximate Area = 1881 sq ft / 175 sq m

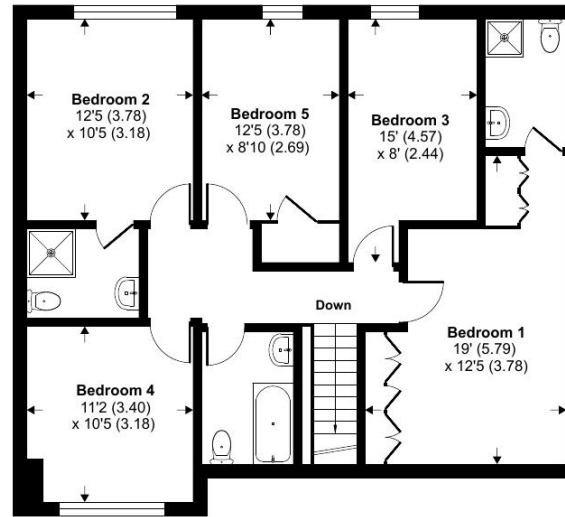
Garage = 324 sq ft / 30 sq m

Total = 2205 sq ft / 205 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 828791

Newbury Office

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Winkworth

See things differently.