



Winkworth

for every step...

Capability Way, Greenham, Thatcham RG19 8FA

£475,000 *Freehold*



Modern 4-bedroom link detached home with garage and gardens. Situated within a modern and popular residential development, this well-presented four-bedroom home offers generous and versatile accommodation ideal for family living.

The property features four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom. On the ground floor, the home offers a sitting room, spacious kitchen/dining room, providing an excellent social space with direct access to the rear garden, ideal for both everyday living and entertaining. Additional ground-floor conveniences include a cloakroom and a separate utility room, enhancing the practicality of the layout. Externally, the property enjoys a private rear garden, offering a pleasant outdoor space, while the overall setting is smart and low maintenance. At the front is a driveway, garage and EV charging point. The location provides easy access to Newbury town centre, local schools, green spaces, and transport links.

An attractive opportunity to acquire a modern, well-located family home in one of Newbury's desirable residential areas.

KEY FEATURES

- Four Bedroom Link Detached Home
- Lounge and Kitchen / Dining Room
- Utility Room and Cloakroom
- Family Bathroom
- En-suite to Principal Bedroom
- Garage and Gardens

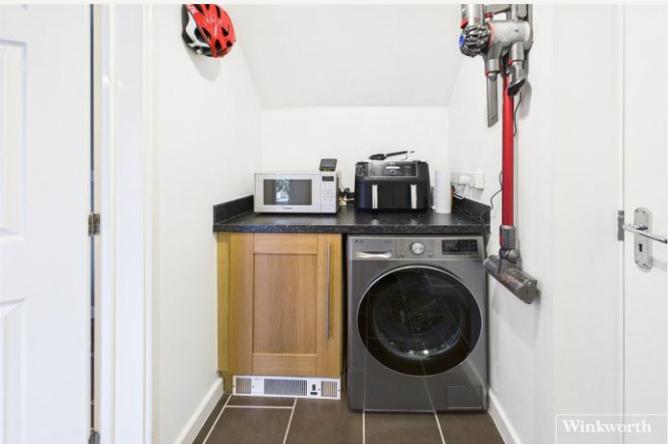
Newbury

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MATERIAL INFO

Tenure: Freehold
Estate Charge: £20 approx. per month
Council Tax Band: F
EPC rating: C



Ground Floor

Approximate total area⁽¹⁾
119 m²
1283 ft²



Floor 1

(1) Excluding balconies and terraces

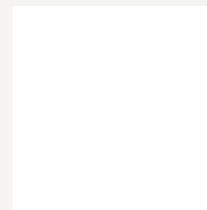
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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