



## 5 THE MARTINS

THATCHAM RG19 4FD

**A smartly presented detached family home with four double bedrooms and an unusually large garden.**

The accommodation comprises reception hall with cloakroom off, sitting room with open fire for those chilly winter evenings, a good sized dining room, a re-fitted kitchen/breakfast room with island, utility and conservatory.

On the first floor there is a master bedroom with en-suite, three further double bedrooms and a family bathroom.

The plot that the house sits in is unusually large with off road parking for three cars, a garage and a very generous north west facing garden.



**Winkworth**

## AT A GLANCE

1604 Square feet/ 149 square metres  
Four double bedrooms  
Two bath/shower rooms  
Sitting room with open fire  
Generous dining room  
Stylish kitchen/breakfast room  
Conservatory  
Cloakroom  
Utility  
Garage  
Large garden  
Off road parking

## UTILITIES

Mains water, drainage, gas and electricity.  
West Berkshire Council Band E  
EPC D

## SITUATION

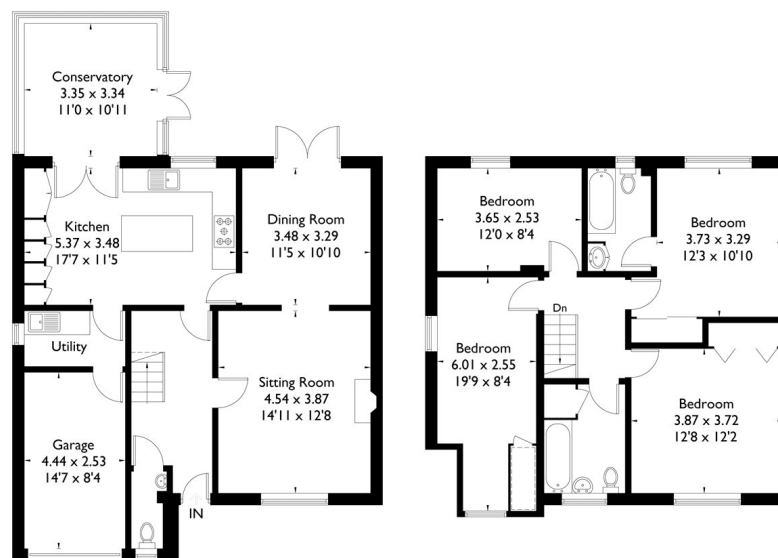
The property is situated in a quiet residential road on the popular Kennet Lea development to the south of Thatcham town centre. The station is within walking distance with fast trains to London Paddington and the house is in catchment for the ever popular Kennet School.

## DIRECTIONS

For sat nav RG19 4FD.

What Three Words: [///takir.stirs.golf](https://takir.stirs.golf)

Approximate Gross Internal Area = 149 sq m / 1604 sq ft  
Garage = 11.3 sq m / 122 sq ft  
Total = 160.3 sq m / 1726 sq ft



## Newbury Office

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# Winkworth

See things differently.