

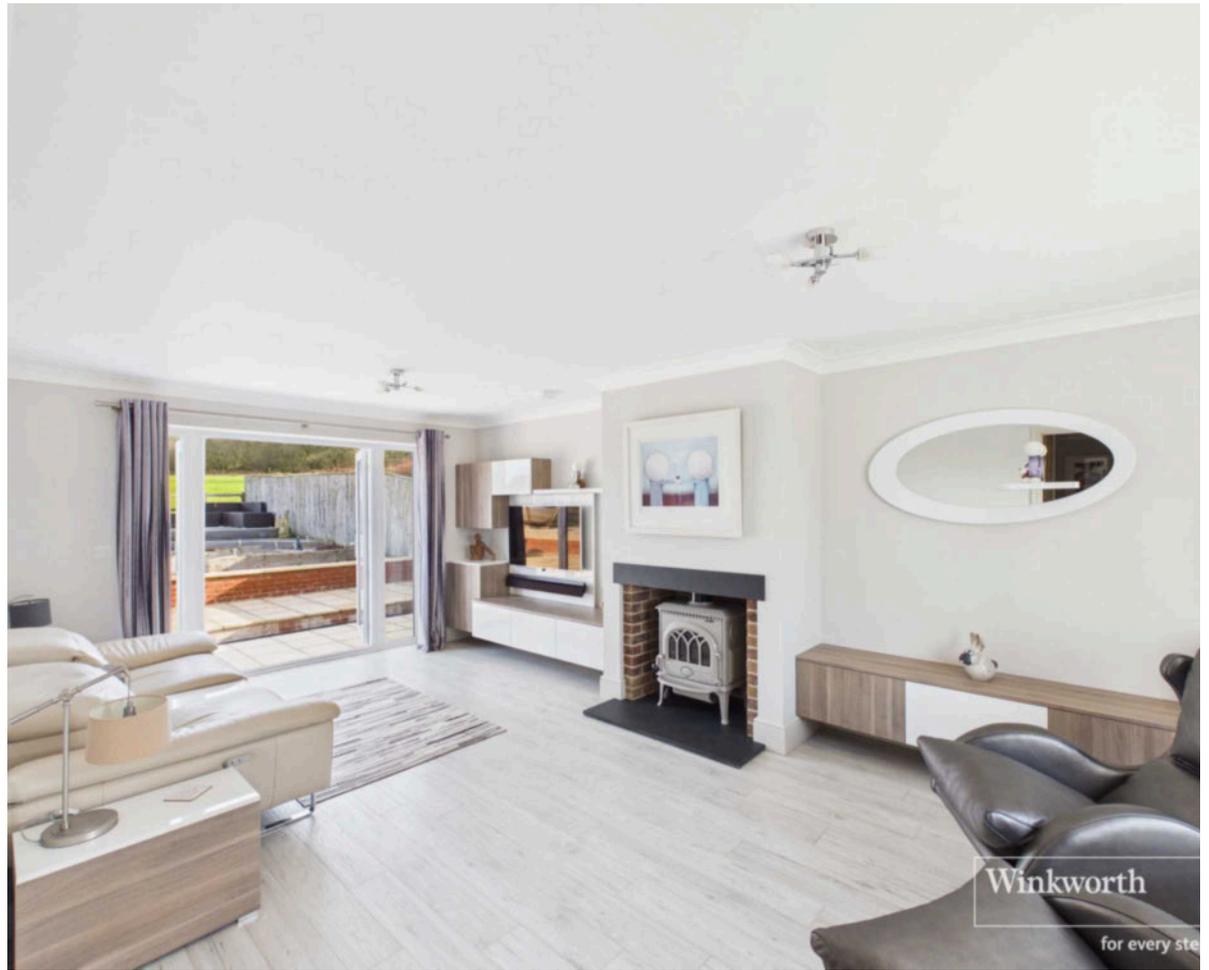


CLOVER LODGE ARLINGTON GRANGE, CURRIDGE ROAD, CURRIDGE, THATCHAM, RG18 9AB





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VILLAGE LUXURY WITH COUNTRYSIDE VIEWS - JUST 4 MINUTES FROM THE A34

This exceptional four-bedroom detached chalet-style home is discreetly positioned within a small and exclusive development in the highly desirable village of Curridge. Combining modern elegance with countryside charm, the property enjoys far-reaching rural views whilst being situated just four minutes by car from the A34, providing excellent access to the M4 and M3 for effortless connectivity.

The property is approached via a generous driveway providing ample parking, together with a garage incorporating useful storage above. Electric gates to the side reveal a further driveway leading to a double carport, offering additional security and practicality. The landscaped, low-maintenance gardens wrap around the house and make full use of the open outlook - ideal for summer entertaining or quiet evenings overlooking the rolling countryside.

Internally, the accommodation is beautifully arranged and designed with modern family living in mind.

The dual-aspect sitting room is centred around a wood-burning stove and benefits from French doors opening directly onto the garden, creating a seamless connection between inside and out. The impressive open-plan kitchen, dining and family room forms the heart of the home, fitted with sleek contemporary cabinetry and integrated appliances, with further French doors opening onto the terrace. A separate utility room ensures everyday functionality remains discreetly positioned.

The ground floor suite provides a private retreat, complete with dressing room and en-suite shower room. A further double bedroom that could be used as a study and bathroom on this level offer flexibility for guests or multi-

generational living.

To the first floor are two additional generous double bedrooms, each benefiting from walk-in wardrobes, served by a well-appointed family bathroom featuring both bath and separate shower.

Underfloor heating throughout the ground floor and solar water panels enhance both comfort and efficiency.

Located approximately ten minutes from Newbury town centre, this is a rare opportunity to acquire a high-quality home offering countryside views, excellent connectivity and thoughtfully designed accommodation within one of West Berkshire's most sought-after villages.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

215.9 m²

2326 ft²

Reduced headroom

19.9 m²

214 ft²

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

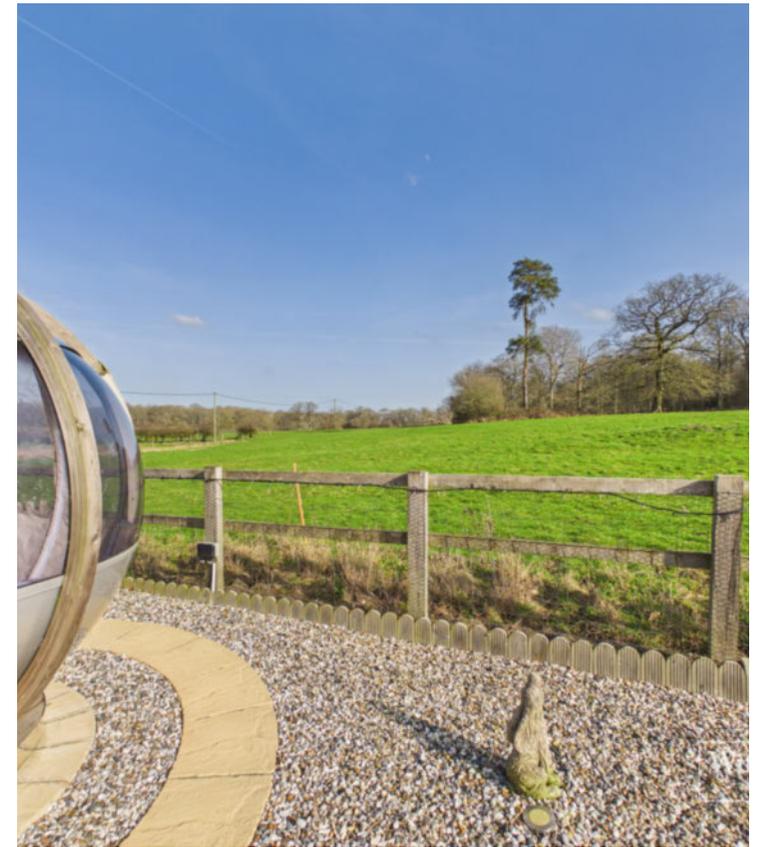
Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360





LOCATION

Situated within rolling countryside is Curridge, this highly regarded West Berkshire village offers an exceptional balance of rural tranquillity and everyday accessibility. Surrounded by open farmland, mature woodland and far-reaching views, Curridge provides a genuine sense of space and calm - a setting that feels wonderfully removed, yet remains remarkably connected.

Despite its peaceful character, the village sits just a short drive from Newbury, where an excellent range of independent shops, cafés, restaurants and leisure facilities can be found. The area is well served by highly regarded state and independent schools, making it particularly attractive to families seeking both lifestyle and practicality.

For commuters, connectivity is a real strength. The A34 is only minutes away, offering direct routes north towards Oxford and the M40, and south to Winchester. Junction 13 of the M4 is

easily accessible, providing swift links to London, Heathrow and the West Country. Mainline rail services from Newbury connect to London Paddington in under an hour, making Curridge a compelling choice for those relocating from the capital.

A peaceful village setting, strong community feel and outstanding transport links - Curridge represents countryside living without compromise.



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