



Winkworth

for every step...

Burys Bank Road, Greenham, Thatcham, Berkshire, RG19

5



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2



£875,000 *Freehold*

A beautifully renovated, five bedroom character cottage in a highly sought-after setting, surrounded by Greenham Common.

Acorn Cottage is a charming and thoughtfully refurbished home, offering the perfect blend of period character and contemporary living. Set along the popular Burys Bank Road in Thatcham, this delightful cottage has been fully renovated throughout to an exceptional standard, creating a turnkey home ideal for modern lifestyles.

At the heart of the home lies a welcoming living room, where the existing fireplace has been opened up to create a striking dual-aspect feature, flooding the space with natural light and providing a warm, inviting focal point. The superb renovation enhances the cottage's original charm while introducing a bright and airy feel.

The remainder of the accommodation flows seamlessly, with well-proportioned rooms finished to a high standard. Every detail has been considered during the renovation, resulting in a cohesive and stylish interior that balances comfort with practicality.

The kitchen and living areas have been designed with both everyday living and entertaining in mind. Clean lines, quality finishes and a thoughtful layout ensure the space feels contemporary yet in keeping with the character of the cottage.

The bedroom accommodation offers comfortable, tranquil spaces, ideal for rest and relaxation. Refurbished bathroom facilities continue the theme of quality and modern design, finished with tasteful fittings and elegant detailing.

Sitting in nearly half an acre, Acorn Cottage enjoys an attractive setting, providing space to relax and unwind. Whether for outdoor dining, gardening or simply enjoying the peaceful surroundings, the outside space complements the cottage perfectly.

### KEY FEATURES

- 177m<sup>2</sup> / 1907ft<sup>2</sup>
- Open Kitchen Diner
- Snug
- Living Room
- Dual Aspect Log Burner
- Cloakroom
- Five Double Bedrooms
- Ensuite in Master
- Family Bathroom
- 0.45 Acre Plot
- Off Street Parking
- Surrounded by Greenham Common



Newbury

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## MATERIAL INFO

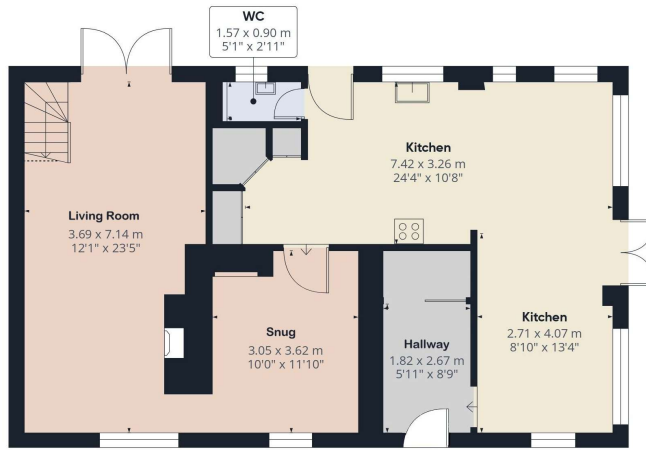
**Tenure:** Freehold

**Council Tax Band:** E

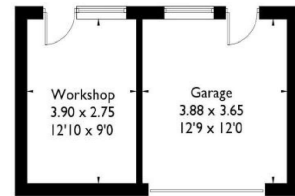
**EPC rating:** E

The property is connected to mains electricity and water and operates on LPG gas heating and a septic tank.

Some mobile providers offer limited coverage, so please check with your provider. There is standard internet available within the area and the current owners have Starlink satellite broadband.



Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

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Approximate total area<sup>(1)</sup>

151.7 m<sup>2</sup>

1633 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

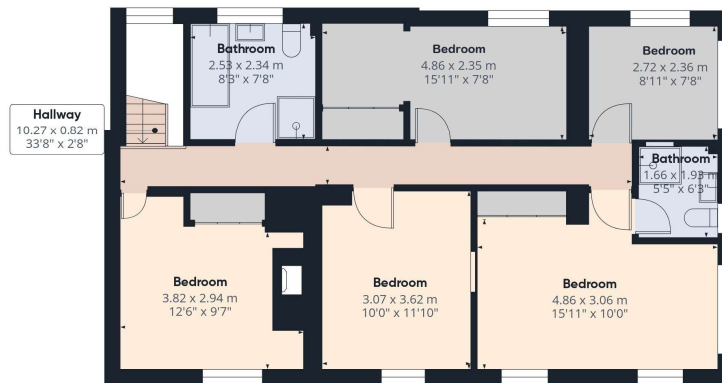
(1) Excluding balconies and terraces

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.

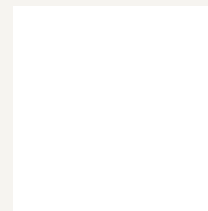
GIRAFFE360



Floor 1



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NEB260007>

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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