

HILLIER & WILSON



Jedburgh Close  
Thatcham

# Jedburgh Close Thatcham West Berkshire RG19 4GP

A beautifully presented, detached family house situated in the popular Siege Cross development, within the catchment area of the well-regarded Kennet secondary school. The property has been converted from a four to a three bedroom house by the present owners but could easily be converted back in the future. Other benefits include gas central heating, uPVC double glazing, a double garage and workshop. The ground floor comprises hallway, cloakroom, sitting room, dining room, conservatory, kitchen/breakfast room and utility/pantry. Upstairs, there is a spacious master bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms and a family bathroom. Externally, there is block-paved driveway parking at the side of the house leading to a double garage with workshop/storage area, offering potential to create a home office. To the rear of the property is an attractive, landscaped garden with patio area, lawn and mature borders. Jedburgh Close is ideally located just a few minutes' walk to Thatcham town centre which has a mainline railway station with a direct line to Newbury, Reading and London Paddington. Road links are also excellent with nearby access to the A4, A34 and M4 motorway. Thatcham Lakes Nature Discovery Centre is close by and provides picturesque walks at all times of the year. COMPLETE ONWARD CHAIN

**Services:**

Mains services are connected.

**EPC: D**

Full results of Energy Performance Certificate can be sent on request.

**Council Tax:**

Band E

**Viewing:**

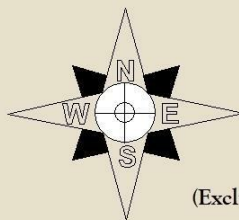
Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

**Directions**

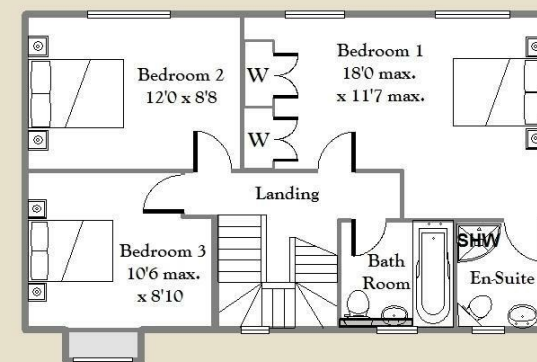
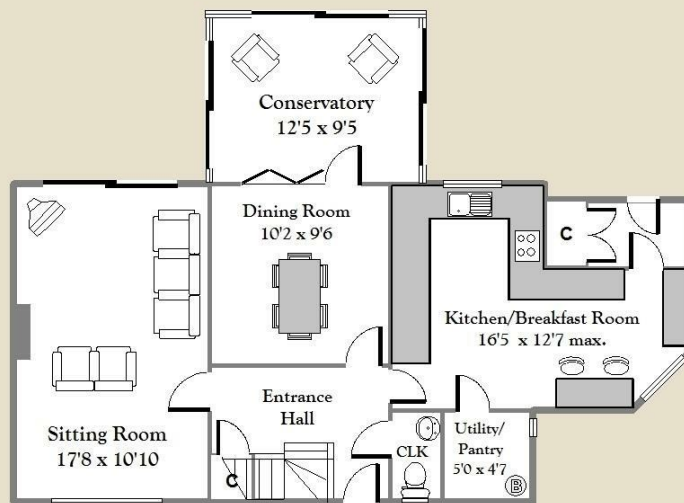
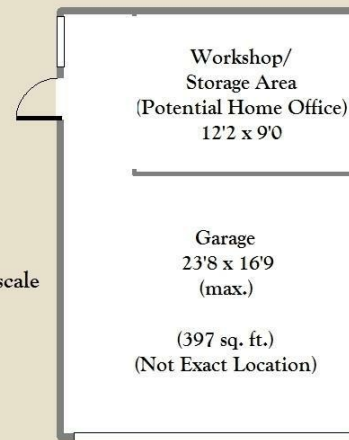
From the Robin Hood roundabout proceed east on the A4 to Thatcham. Continue over the traffic light junction with Thatcham High Street at the next roundabout take the third exit onto Falmouth Way, then right onto Skillman Drive then left onto Jedburgh close and the property is down on the right.



# Jedburgh Close Thatcham



APPROX GROSS INTERNAL FLOOR AREA 1275 sq.ft.  
(Excluding Garage & Workshop Area) - For identification only - Not to scale



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE

Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

