

## 3 WOODHOUSE GARDENS GREENHAM



**Russell Marshall**  
Estate Agents



### 3 Woodhouse Gardens

Greenham, Thatcham, Berkshire, RG19 8FB

Guide Price £450,000

Approximately 1.8 Miles to Newbury Market Place

Approximately 3.5 Miles to The A34

Approximately 5.5 Miles to M4 J13

- Freehold
- End Terrace
- Three Storey Town House
- Close To Newbury Town Centre and the Retail Park
- Entrance Hall
- Sitting Room
- Wonderful Kitchen/Dining Room with range oven and integrated appliances
- Utility Room
- Cloakroom/W.C.
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Lovely South Facing Garden
- Two Private Parking Spaces in front of the house
- For Sale With No Onward Chain



#### Situation

Newbury is a pretty market town well renowned for its racecourse, situated on the banks of the River Kennet. The Kennet and Avon canal runs through the town. The town centre itself has a range of national and independent retailers, supermarkets, restaurants, a weekly market and the Corn Exchange, which has regular plays and concerts. Both the town centre and surrounding countryside offer a wide range of leisure and sporting facilities, such as the Watermill Theatre and a choice of four golf courses within very close proximity. There are also well known Michelin star restaurants nearby such as The Woodspen and the well renowned Vineyard at Stockcross. Newbury is superbly situated approximately an hour by road from London and Bristol on junction 13 of the M4. Approximately 45 minutes from both Oxford and Southampton on the A34. Newbury also has a mainline railway station with fast trains to London (Paddington) in approximately 40 minutes.





## **The Property**

A superbly presented three storey town house quietly situated in a highly regarded residential cul-de-sac just a short walk from Newbury Retail Park and equally close to Greenham Common Nature Reserve.

This well designed home includes a light and airy Sitting room with a wood burner and fabulous Kitchen/Dining room with French doors opening onto the rear garden. The Kitchen also boasts a large range oven, integrated fridge/freezer and a dishwasher. Adjacent to the Kitchen there is a useful Utility room with a side access door and finally a Cloakroom/W.C. completes the ground floor.

Upstairs, there are four well proportioned Bedrooms. The principle bedroom occupies the top floor and is served by a high quality En-Suite shower room. An equally impressive family Bathroom caters for the remaining Bedrooms.

Gas central heating and double glazing are the finishing touch to this very special home which is offered for sale with no onward chain.

## **Outside**

To the front of the house there is neat low maintenance garden area and two private parking spaces.

At the rear of the house there is a delightful garden with a patio area and pergola leading to raised decking. There are also raised flower beds and at the far end there is a timber store shed. Mature shrubs and plants offer a good degree of seclusion and the garden is partly walled with an access gate to the side.











Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87 B
69-80	<b>C</b>	78 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

#### Services

Mains Water & Drainage

Mains Gas

Mains Electricity

Council Tax Band: D

What 3 Words Location: ///plus.tour.couches



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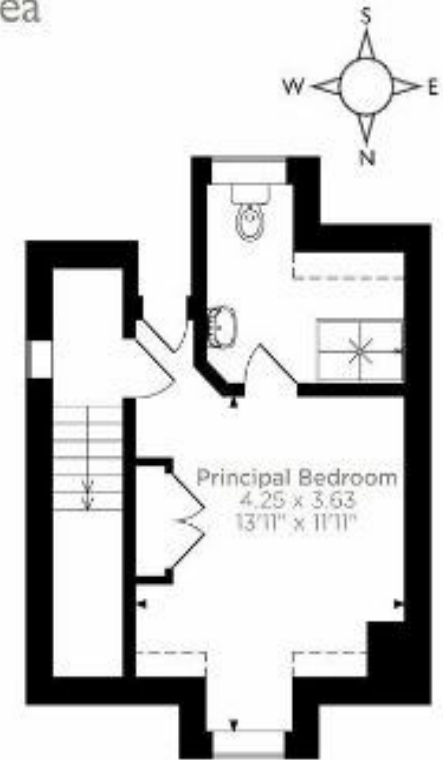
Approximate Gross Internal Area  
109 Sq M / 1173 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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