



DOWNER & CO

TRUSTED SINCE 1988

7 Capability Way, Greenham, Thatcham RG19 8FA
Price: £575,000

Features.

-  1
-  4
-  2

Description.

A superbly presented four bedroom semi detached family home with a wonderful outlook onto Greenham Common to the rear. Located on the southern edge of Newbury, the house has all the amenities you could want, all within walking distance. The house with currently four bedrooms could easily be adapted to make five by splitting the huge second bedroom into two separate double bedrooms.

The current accommodation consists of entrance hall, living room with view across lovely green space to the front, kitchen/dining room with french doors to the garden, utility room and cloakroom. The first floor offers a master bedroom en-suite with twin sets of built-in wardrobes, huge dual aspect second bedroom currently used as an office/lounge space, two further bedrooms and family bathroom. Outside there is a lovely rear garden with a couple of entertaining spaces, large summerhouse, with direct access to the garage and a wonderful backdrop onto Greenham Common.



Location.

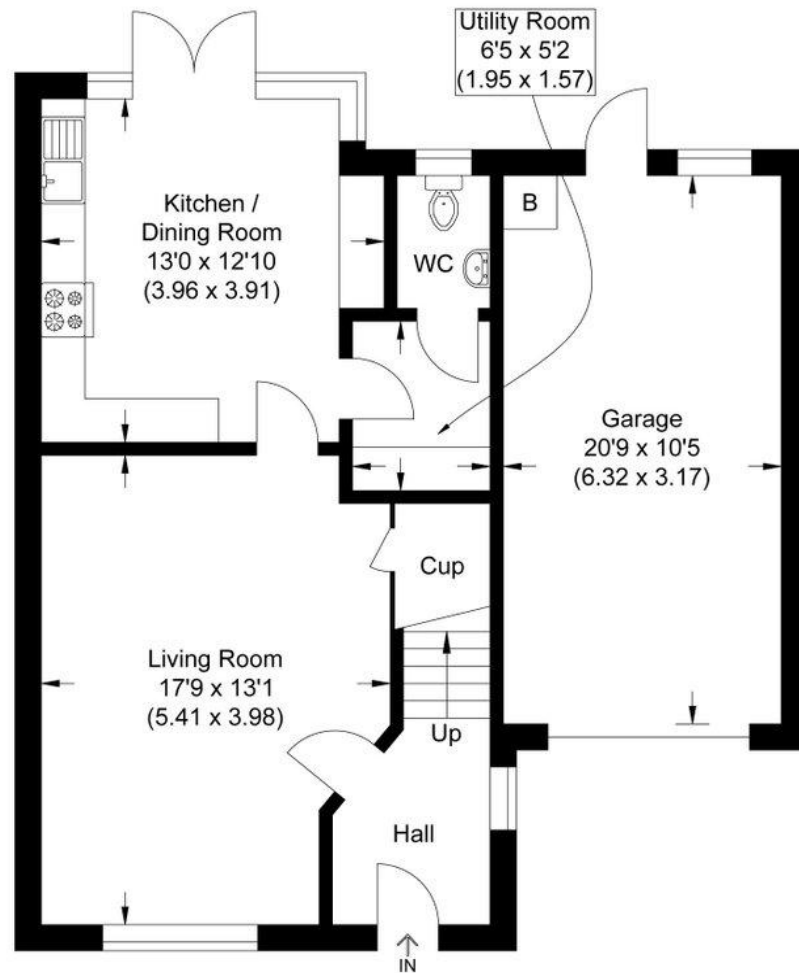
Built on a small development on the south side of Newbury the house has stunning walks and bike rides on nearby Greenham Common. The Retail Park and Tesco is within walking distance and falls within the Park House secondary school catchment and Highwood Copse primary school. The town and train station serving Reading, London Paddington and the west country are only a short drive away and close to the major road links of the A339 and A34 leading up to Jct 13 of the M4

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre.

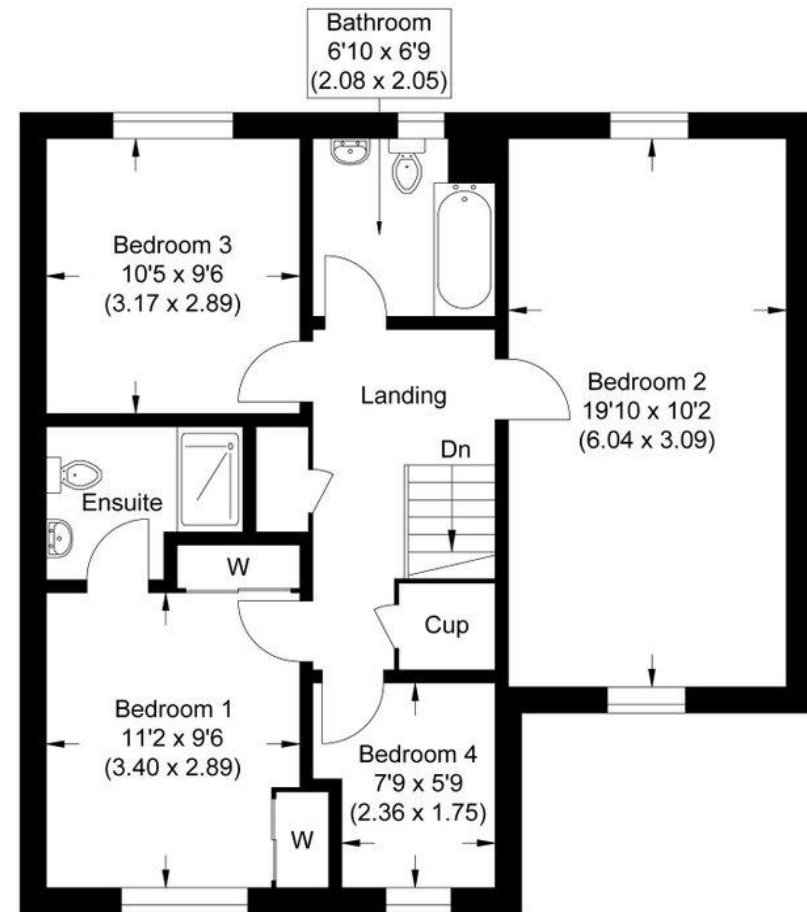




Approximate Gross Internal Area
132.44 sq m / 1425.57 sq ft
(Includes Garage)
Garage Area 20.03 sq m / 215.60 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: TBC

COUNCIL TAX BAND: D
2026/2027: £2,445.38.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk