



**1 HATCH CLOSE**

Guide Price £925,000

**Carter Jonas**



# 1 HATCH CLOSE CHAPEL ROW READING RG7 6NZ

- Newbury and Thatcham towns and mainline stations within easy reach
- Good access to M4 (J12) and A34

Entrance porch and large entrance hallway with turned stair case and cloakroom · living room · Family room with bifold doors onto garden · stunning kitchen/dining room with impressive modern kitchen · very useful large utility room providing access to the rear garden · 4 double bedrooms including a principal bedroom with dressing room and ensuite shower room · family bathroom with separate shower · generous parking on a gravel driveway · lovely private gardens · Energy Rating C

## SITUATION

Chapel Row is a well-regarded location to the northeast of Newbury and northwest of Reading. There are some useful facilities within the hamlet including a doctors surgery, butchers shop and public house. There are a couple of further stores nearby in Upper Bucklebury. Much of the surrounding area forms part of the Bucklebury Estate and there are some delightful woodland walks and rides. Communications from here are very good and depending on the direction of travel, the M4 can be accessed either at junction 12 (Theale) or at junction 13 (Chieveley) without travelling through the major towns of the region.

## DESCRIPTION

An impressive entrance porch and front door opens to a generous hallway with cloakroom and double doors giving access to the living room on the left side with views to the front and double doors to the family room which offers a lovely living space looking onto the back garden with bifold doors giving access. A particular feature of the property is a luxuriously finished well-equipped kitchen opening to a fantastic living/dining space.

**AN IMPRESSIVE DETACHED FAMILY HOUSE BENEFITTING FROM 4 BEDROOMS INCLUDING A PRINCIPAL BEDROOM WITH DRESSING ROOM AND ENSUITE SHOWER ROOM. THE PROPERTY ALSO BENEFITS FROM 3 RECEPTION AREAS INCLUDING A LUXURIOUS FITTED KITCHEN/DINING ROOM, ALSO WITH GENEROUS GRAVEL DRIVEWAY WITH EXTENSIVE PARKING AND PRIVATE GARDENS.**





From the kitchen there is a large and useful utility room with good storage and access to the rear. Upstairs the feeling of light, space and quality continues with 4 generous bedrooms all with built in wardrobes and including a principal bedroom with built in wardrobes, dressing room and en suite. The accommodation is completed by a modern family bathroom with separate shower.

## OUTSIDE

The house is nicely set back with a large gravel driveway to the front providing excellent parking and leading to a useful side store to the left side, access to the rear garden is provided via wood gates to the right hand side. The rear gardens are beautifully tended with a large patio leading from the house to an attractive circular wood deck and level lawns beyond. Hedging to the right provides an archway and steps to an additional area of garden with pathway and walled boundary with a corner planting area.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

**Local Authority:** West Berkshire Council – 01635 551111

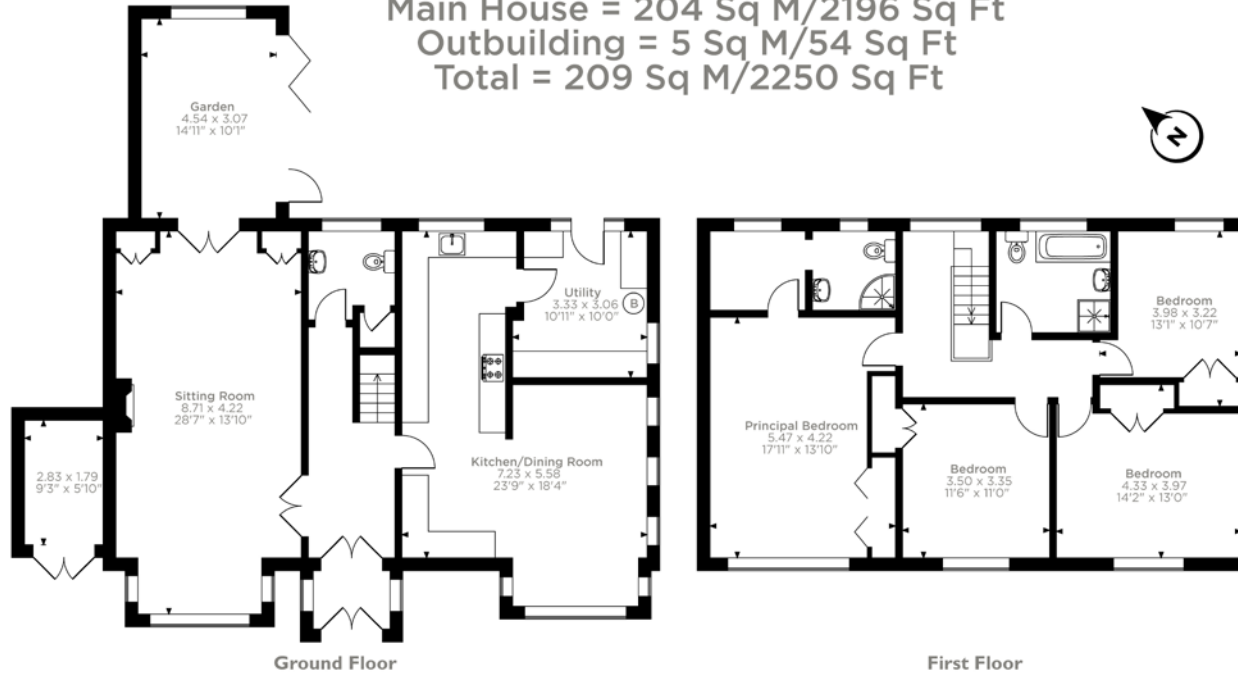
**Council Tax:** Band G

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG7 6NZ



1, Hatch Close, Chapel Row, Reading  
 Approximate Gross Internal Area  
 Main House = 204 Sq M/2196 Sq Ft  
 Outbuilding = 5 Sq M/54 Sq Ft  
 Total = 209 Sq M/2250 Sq Ft



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

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