



FREEHOLD GUIDE PRICE

£850,000

The White House & Two Bedroom  
Annex, The Coach House  
Thatcham RG18 4JS





**A substantial detached period landmark residence, with additional detached bungalow, set within south-facing gardens & just a short level walk to the town centre.**

- Substantial detached period residence
- Charm and character throughout
- Feature fireplaces
- Six bedrooms
- Short level walk to town centre
- South-facing rear garden
- Off road parking
- Separate detached bungalow
- Annex or rental option
- Solar panels



**SITUATION**

The property is situated in Thatcham and is within walking distance of the renowned Kennet School, which has an Ofsted rating 'outstanding'. Thatcham is a market town that offers a range of shops, supermarkets, and the Nature Discovery Centre, as well as being a short drive away from Newbury which has an excellent range of leisure and entertainment facilities including, of course, Newbury Racecourse. Thatcham itself has its own railway station, which is walking distance from the property, benefitting from the direct line to London Paddington, and excellent road links via the A34 and M4 motorway.

**DESCRIPTION**

A historic and substantial detached landmark period property, benefitting from an additional detached bungalow, which is available with no onward chain. The White House offers a wealth of charm and character throughout, we believe, dating back to the 17th Century. The well-proportioned, substantial accommodation is arranged over two floors, measuring approximately 3,400 sq. ft. Comprising an impressive and welcoming reception hall, with a wonderful log burner and a cloakroom. The fitted kitchen has an attractive period door leading to the outside, and the breakfast room features period tiled flooring, exposed beams and a bespoke storage area, making a wonderful use of the period fireplace. There is a grand formal dining room, perfect for entertaining guests, and a formal drawing room with French doors leading into the garden, a feature fireplace with log burner and bespoke alcove storage. The impressive living/games room also benefits from a fireplace. There are six generous bedrooms, all benefitting from individual period features, such as vaulted ceilings and exposed floorboards. There is a refitted family bathroom, with a roll top bath, bespoke sink unit and impressive walk-in shower. The en-suite creates a real wow factor, benefitting from a large bespoke bath. Further benefits include a convenient cellar in the main house. There is an additional detached bungalow/coach house offering 600 sq. ft of accommodation, comprising a living room, fitted kitchen, study and large store, with double bedroom and bathroom. This creates an excellent opportunity to enhance the already significant accommodation to the main house or as a self-contained annex, or to generate income as a rental property, as it has been used in the past.







## OUTSIDE

The large driveway provides off road parking for several cars and is smartly screened with mature evergreen trees. Immediately to the rear of the property, there is a large patio area, with timber pergola, which is perfect for al fresco dining in the summer months. The remainder of the garden is laid to lawn, offering a good degree of privacy, and benefitting from a southerly aspect. Continuing along the driveway, you will approach the bungalow/coach house, which also provides additional parking for multiple vehicles.

## SERVICES & MATERIAL INFORMATION

All mains services are connected. The property also benefits from solar panels.  
 The White House council tax band G  
 The Coach House council tax band C  
 The White House energy efficiency rating D  
 The Coach House energy efficiency rating F





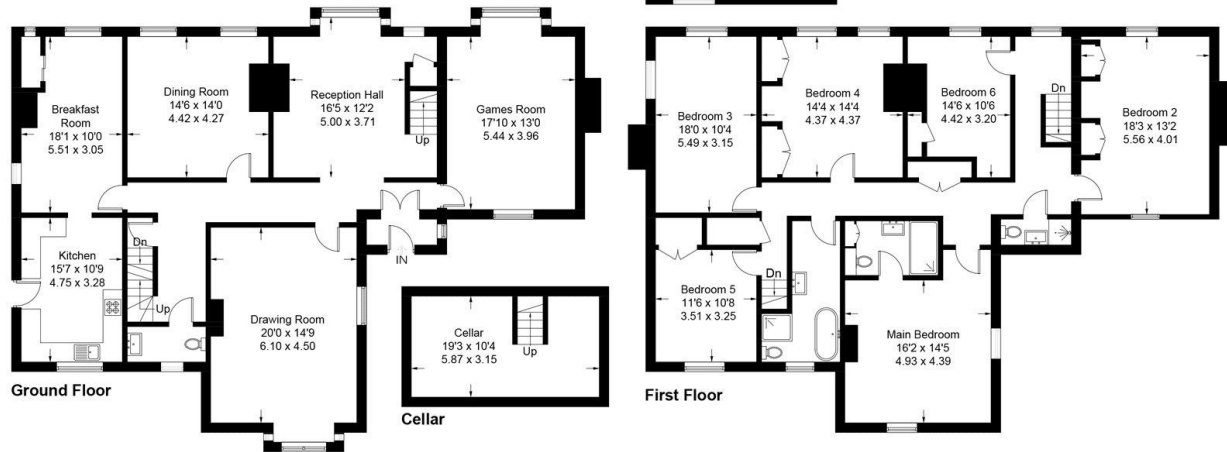
## The White House

Cellar = 13.9 sq m / 150 sq ft

Approximate Gross Internal Area = 316.4 sq m / 3406 sq ft

Coach House = 55.7 sq m / 600 sq ft

Total = 386 sq m / 4156 sq ft



### DIRECTIONS

From Newbury, follow the A4 directly to Thatcham town centre. After passing The Broadway on the right, proceed onto Chapel Street, where the property is on the right, after the traffic lights with the junction for Harts Hill Road.



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