



CROSSWAYS

BRIMPTON COMMON • RG7 4RT

HASLAM'S
1838
COLLECTION



INTRODUCING CROSSWAYS

BRIMPTON COMMON • RG7 4RT

£1,150,000

Situated in the idyllic Berkshire countryside, this impressive detached family home is located in a peaceful village south-west of Reading and to the east of Newbury.

The property is accessed through secure electric gates and a sweeping gravel driveway that leads to a spacious double garage. The home has been meticulously refurbished into a stylish and high-spec home.

At the heart of the home is a 36-foot kitchen and dining space, flooded with natural light from dual-aspect bifold doors that open onto the private garden.

The kitchen features modern fittings, premium appliances and a large central island with a breakfast bar.

The living room offers a cosy space with a classic log burner creating a focal point to the room. A utility room, cloakroom, and study complete the downstairs area.

Upstairs, all four bedrooms are generously sized and beautifully appointed. The primary suite boasts its own dressing room and en suite bathroom.

Set in the hamlet of Brimpton Common, this home enjoys easy access to the vibrant towns of Newbury, Basingstoke, and Reading — each with fast rail links to London Paddington or Waterloo.

Nearby Baughurst offers convenient local amenities, while the surrounding countryside is perfect for nature lovers with open fields and scenic trails right on your doorstep.





IN A NUTSHELL

Bedrooms	4	Reception Rooms	3
Bathrooms	3	Parking Spaces	7





Blending modern design
with traditional charm





THE OWNER'S STORY

“When we set out to buy our next family home, we knew we were very selective as we wanted a home that met our needs from location, neighbourhood, and schools. We also wanted a home with views from the property that offered space for our growing family, both inside and out.

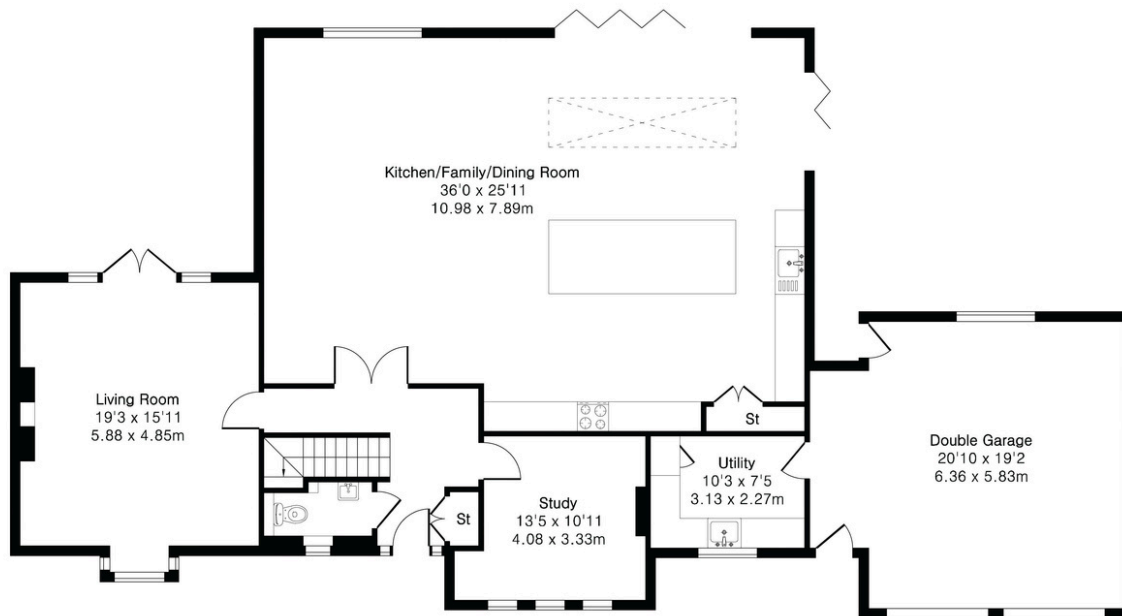
Crossways has been our home for the last 24 years, surpassing our expectations, and having recently refurbished it, we know it will make a great home for a new family. The beautiful semi-rural location is opposite woodland and offers great local walks.

We are so fortunate that we have access to some of the best schools in the South and are grateful to be part of such a close community with lovely neighbours. There is a selection of pubs and restaurants nearby and we are within walking distance to bus routes.”

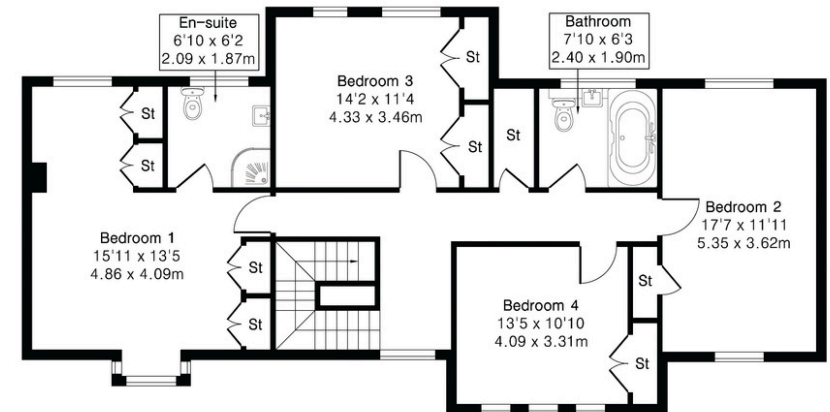
**Approximate Gross Internal Area 2972 sq ft - 276 sq m
(Including Garage)**

Ground Floor Area 1935 sq ft – 180 sq m

First Floor Area 1037 sq ft – 96 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



ADDITIONAL INFORMATION:

Parking

The property has electric gates opening to a gravel driveway with parking for multiple vehicles and a double garage with electric doors.

Property construction – Standard form

Services:

Gas – LPG

Water – Mains

Drainage – Mains

Electricity – Mains

Heating – LPG central heating

Broadband Connection:

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

EPC Rating: E



AREA GUIDE

BRIMPTON COMMON

Transport

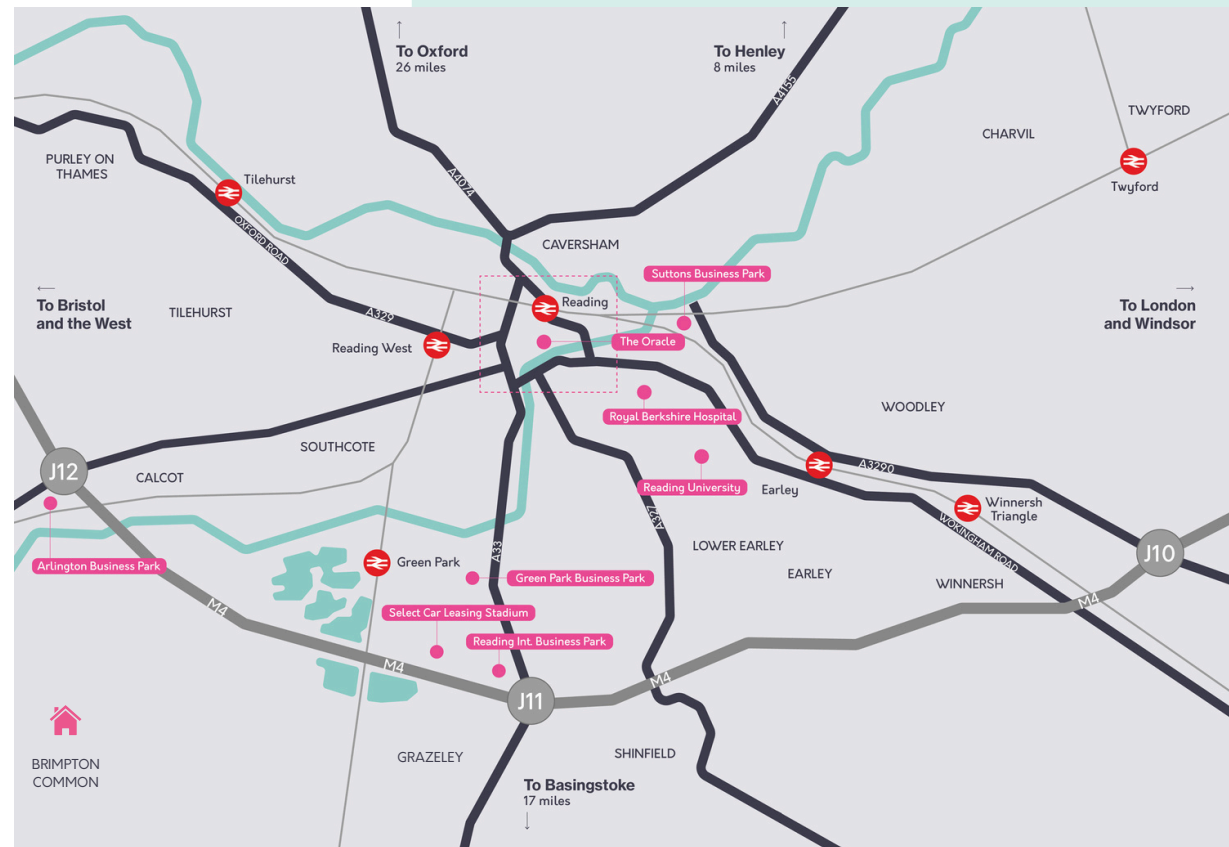
Brimpton Common is located just a short drive from Thatcham Station with direct routes to Reading and London Paddington. The M4 motorway is easily accessible, providing convenient links to London and the wider South East and West.

Schooling

The area is well served by a range of schools including Brimpton C of E Primary School located in the nearby village. For secondary education, there are several state and independent schools in the surrounding area, including in Thatcham, Newbury and Reading.

Leisure & Entertainment

Surrounded by open countryside, woodlands, and scenic footpaths, Brimpton Common is a great location for outdoor enthusiasts. Local pubs, such as The Six Bells in Beenham or The Rowbarge in Woolhampton, offer cosy dining nearby, while the market towns of Newbury and Thatcham provide a wider variety of restaurants, shops, theatres, and leisure centres.



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