



4 Goddard Drive, Midgham, West Berkshire

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4 Goddard Drive, Midgham, West Berkshire, RG7 5UW

A contemporary 3,200 sq ft four-bedroom family home in a peaceful village setting

Woolhampton 0.4 mile, Midgham mainline station 2 miles (57 minutes to London Paddington), Thatcham 2 miles, Bucklebury 3 miles, Newbury 6 miles, M4 (Jct 12) 8 miles, Reading 12 miles

Reception hall | Drawing room | Family room
Snug | Gym | Dining room | Kitchen/breakfast room | Utility | Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms, 2 en suite | Family bathroom | Garage | Gardens
EPC rating D

Approximately 0.67 acres

The property

4 Goddard Drive is a light and airy detached family home that offers well-presented, flexible accommodation arranged over two floors.

The main ground floor reception room is the generous drawing room with its wooden flooring and sliding glass doors opening onto the garden. Adjoining the drawing room is a home gym, while there is also a snug with French doors opening to the garden and a formal dining room. The family room and the kitchen/breakfast room are arranged in an open-plan layout with space for a seating area and a breakfast table for informal dining. The kitchen itself features fitted units to base and wall level, as well as integrated appliances.

Upstairs there are four double bedrooms including the 24ft principal bedroom, which has an impressive wood panelled vaulted ceiling, extensive built-in storage, a large en suite bathroom and a Juliet balcony. Two further

bedrooms are en suite, while the first floor also has a family bathroom with a separate shower unit.

Outside

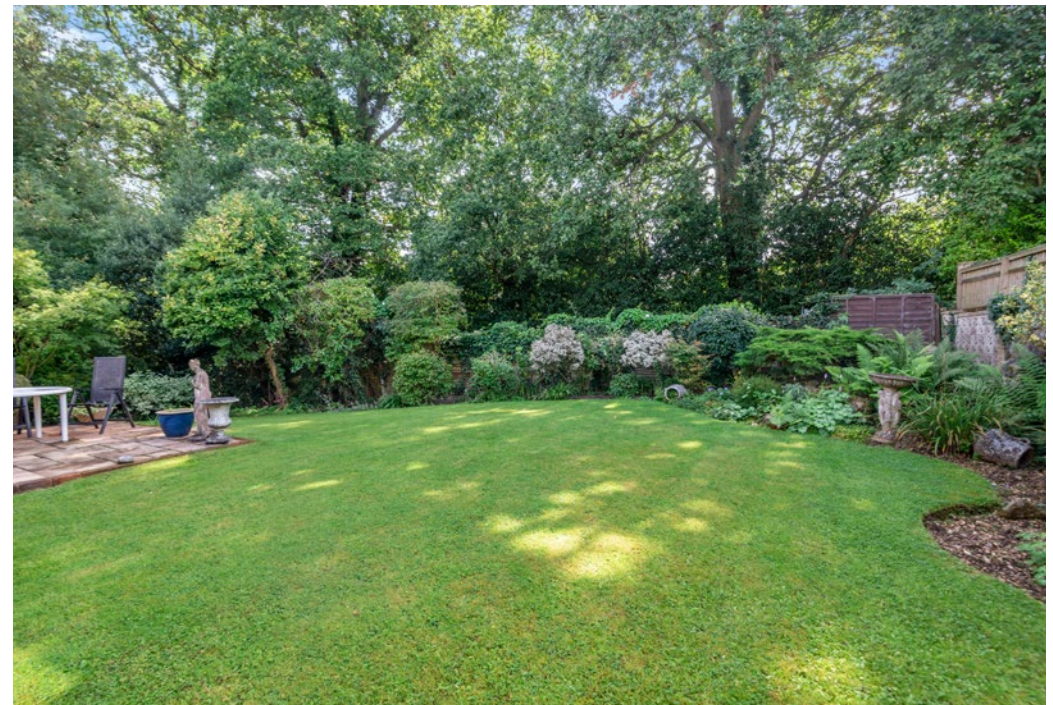
At the front of the property there is an in/out gravel driveway with plenty of parking space, and access to the integrated garage for further parking or home storage. The garden to the side and rear of the house features rolling lawns, colourful, well-stocked flowerbeds and various shrubs, hedgerows and mature trees. There is also paved terracing at both the side and rear, providing plenty of space in which to relax and dine al fresco. Beyond the lawns there is an area of grassy meadow and beyond that, open fields with splendid countryside views.

Location

Midgham is a lovely small village extending from the Kennet & Avon canal in the north across old water meadows and into rolling farmland and woods, which benefits from its own parish church, village hall and public house. The neighbouring village of Woolhampton offers a good range of day-to-day amenities including a village store, public house, popular primary school and the independent Elstree School. The nearby village of Bucklebury also offers a good selection of day-to-day independent shopping, while Newbury and Reading provides a more comprehensive range of amenities including shops, restaurants, theatres and sporting facilities.

Communications links are excellent, with easy access to the M4 and Midgham station offering regular trains to central London in around an hour.

The area offers a wide range of state schooling including Woolhampton CE Primary School and Kennet School (rated Outstanding by Ofsted) together with a good selection of noteworthy independent schools including Elstree, Alder Bridge, The Cedars, Padworth College, Bradfield College and Downe House.





Floorplans

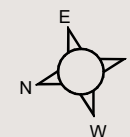
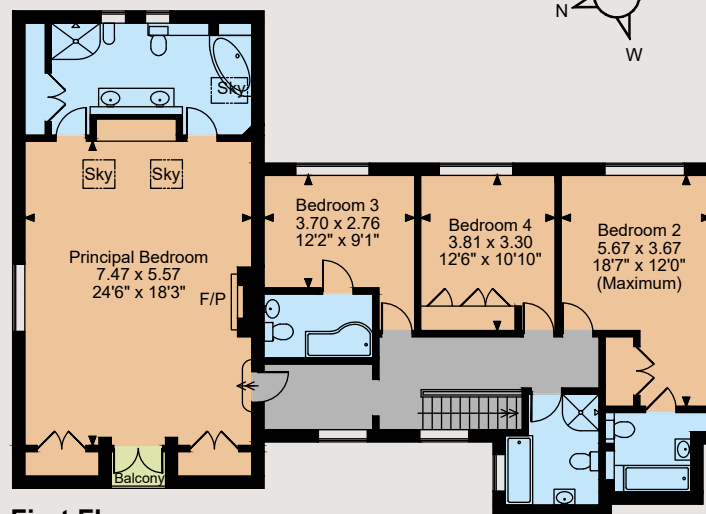
Garage internal area 25 sq m (269 sq ft)

Balcony external area = 1 sq m (12 sq ft)

Total internal area 324 sq m (3,484 sq ft)

For identification purposes only.

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The position & size of doors, windows, appliances and other features are approximate only.

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Directions

From Newbury take the A4 east towards Thatcham, and stay on the A4 for approximately 5 miles, before turning left immediately after the Coach and Horses pub, onto Church Hill. After 0.5 miles, turn left onto Birds Lane and then turn right onto Goddard Drive. You will find the property on the right.

General

Local Authority: West Berkshire Council, Tel: 01635 551111.

Services: Mains drainage, electricity, gas and water. Oil fired central heating.

Council Tax: Band G

Tenure: Freehold.

Guide Price: £895,000.

Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521 707

newbury@struttandparker.com

struttandparker.com

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