



## 8 SPURCROFT ROAD

THATCHAM RG19 3XX

**A beautifully presented three bedroom detached and extended home, situated within the highly sought after Moors Development.**

As you enter the property there a spacious entry hallway with storage under the stairs. The downstairs space spans 18 ft and is open plan with bifold doors onto the rear garden. The living room features a bay window. The kitchen is extremely modern with lots of storage space. The open plan design creates a great social environment, great for hosting. There is also the benefit of a downstairs cloakroom.

To the first floor are three great sized bedrooms. The master suite benefits from a double built in wardrobe. The family bathroom is neutral with a shower over the bath and a heated towel rail.

To the front of the property is a great sized garden which mainly lawn. There is a paved driveway for multiple cars and access to the single garage. To the rear is a fantastic, private garden benefiting from a modern patio area as well as a great amount of lawn, all enclosed by a bordering brick wall.



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## AT A GLANCE

- 1164ft<sup>2</sup> / 108m<sup>2</sup>
- Open Plan Living
- Three Double Bedrooms
- Bifold Doors onto Garden
- Garage
- Off Street Parking
- Detached
- Walking Distance to Thatcham town centre

## UTILITIES

The property is connected to all mains and operates on gas central heating. There are no known mobile coverage issues and Ultrafast Broadband available in the area.

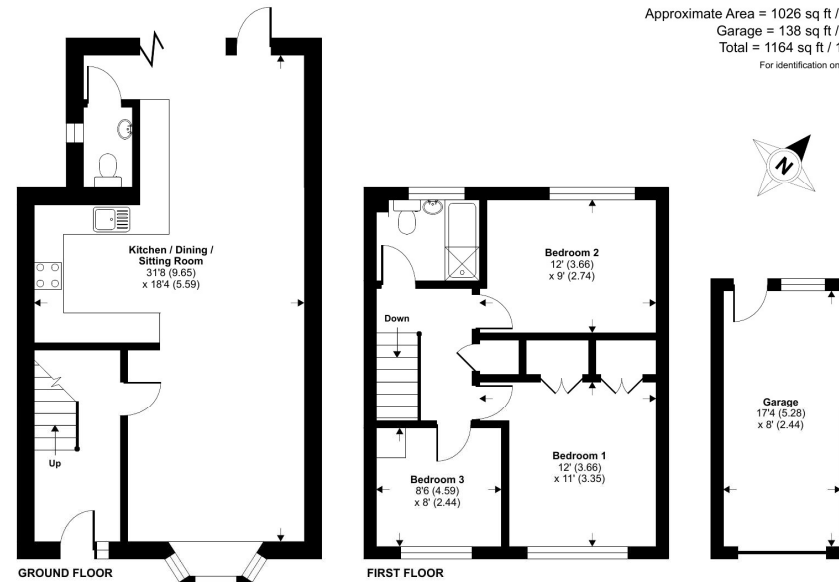
EPC - D  
West Berkshire Council Tax Band - D

## DIRECTIONS

[What3words///goad.galaxy.clown](https://www.what3words.com/goad.galaxy.clown)

## Spurcroft Road, Thatcham, RG19

Approximate Area = 1026 sq ft / 95.3 sq m  
Garage = 138 sq ft / 12.8 sq m  
Total = 1164 sq ft / 108.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Winkworth. REF: 120227

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## Newbury Office

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# Winkworth

See things differently.