



**ALDERS**

Guide Price £1,200,000

**Carter Jonas**

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**ALDERS  
BISHOPS GREEN  
NEWBURY  
RG20 4HT**

- Newbury town centre and mainline station with trains to London Paddington in less than one hour 3.5 miles
- M4 (junction 13) and M3 both within an easy driving distance
- A34 3.6 miles providing a fast route for access to the north and south

Entrance hall · sitting room with south facing bay window · dining room with doors to the garden · kitchen/breakfast room · utility room · family room · study/office · cloakroom · second ground floor WC · four double bedrooms all with built-in wardrobes · two bathrooms · ample drive · detached double garage · large and private south facing garden · Energy Rating E

**SITUATION**

Alders is an attractive and very individual detached family home which is situated in Bishops Green which is a hamlet just south of the A339 between Newbury and Kingsclere. The property is very close to the expansive open space of Greenham Common over which there is free access for walking, bike riding, et cetera and the popular villages of Kingsclere and Burghclere are all close by. Also from the property it is only a five minute drive to all the facilities offered by the Newbury retail park which has a supermarket and a number of High Street chains. Further facilities can be found within Newbury where there is a mainline station with trains to London Paddington in less than one hour. Alternatively for city commuters it is an easy drive to Basingstoke station for trains to Waterloo in 45 minutes. The house is well placed for easy access to a range of good and highly respected schools, including Cheam and St Gabriel's.

**SITUATED IN A VERY CONVENIENT LOCATION WITH EASY ACCESS TO LOCAL TOWNS AND MAINLINE TRAIN STATIONS, A RENOVATED INDIVIDUAL DETACHED FAMILY HOME WITH WALKING ACCESS TO THE VAST EXPANSE OF GREENHAM COMMON.**



## DESCRIPTION

Alders is a detached property that has retained a great deal of its original charm and character with well proportion rooms, with high ceilings and with the principal rooms all facing south overlooking the garden. The combination works well for a family as there are three large reception rooms, a separate office, a family kitchen with a good-sized utility room. The ground floor is completed with a guest cloakroom and there is an additional WC. Upstairs there are four double bedrooms, with the main bedroom having south facing bay window overlooking the garden, all bedrooms have built in wardrobes and there are two bathrooms, one with a bath and shower.

## OUTSIDE

The property is approached over an area of common which leads to a large gravel private drive providing ample parking, turning and access to the detached garage. The house sits in an elevated location so has a very light and sunny aspect with views over the south facing garden. Directly behind the property is a very wide terrace for outside entertaining and dining. This is a very private space and gets the sun. The rest of garden is well screened, all lawned and contains a variety of trees shrubs and plants.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, oil fired central heating and private drainage

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

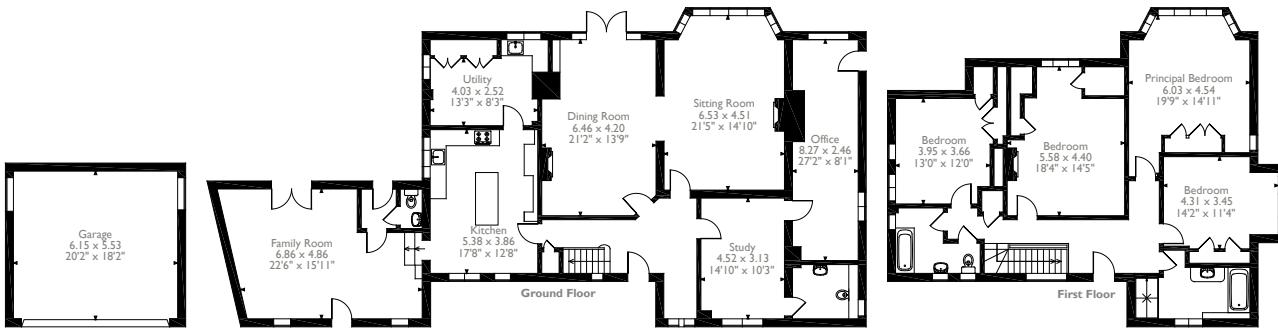
**Council Tax:** Band F

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

**Directions:** Please use postcode RG20 4HT



Alders, Bishops Green, Hampshire  
 Approximate Gross Internal Area  
 Main House = 307 Sq M/3305 Sq Ft  
 Garage = 34 Sq M/366 Sq Ft  
 Total = 341 Sq M/3671 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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		54 E
21-38	F		
1-20	G		

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