



1 HEDGE ROW
Ball Hill

Carter Jonas

1 HEDGE ROW GORE END ROAD BALL HILL RG20 0PQ

- Newbury town and mainline station 3 miles
- Good access to A34 and M4

Entrance hall · cloakroom · kitchen · sitting room with double doors accessing the garden · 2 comfortable bedrooms · bathroom · double-glazing · private allocated parking for 2 cars · great rural location within easy reach of Newbury and various road and rail links · Energy Rating D

SITUATION

Ball Hill is a small village just over the county border in North Hampshire. It is surrounded by attractive countryside yet is just a few minutes drive from the centre of Newbury. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including the Newbury Racecourse for horse-racing, the attractive Kennet & Avon canal, Vue cinema, the Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town.

DESCRIPTION

This attractive 2 bedroom house offers spacious accommodation, an entrance hall with downstairs cloakroom lead to a spacious fitted kitchen with extensive units and a comfortable sitting room with double doors giving views and access into the garden. Upstairs the feeling of light and space continues with 2 generous bedrooms and a family bathroom.

AN ATTRACTIVE 2 BEDROOM HOUSE LOCATED IN A HIGHLY DESIRABLE CUL-DE-SAC DEVELOPMENT IN THIS HIGHLY SOUGHT AFTER VILLAGE LOCATION TO THE SOUTH OF NEWBURY.



OUTSIDE

The property is located in a small development of 5 similar houses and benefits from a courtyard frontage with allocated private parking for 2 cars. The property also offers side access via a wood gate to well-tended gardens behind.

The photographs were taken prior to the current tenancy.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Basingstoke & Deane Borough Council

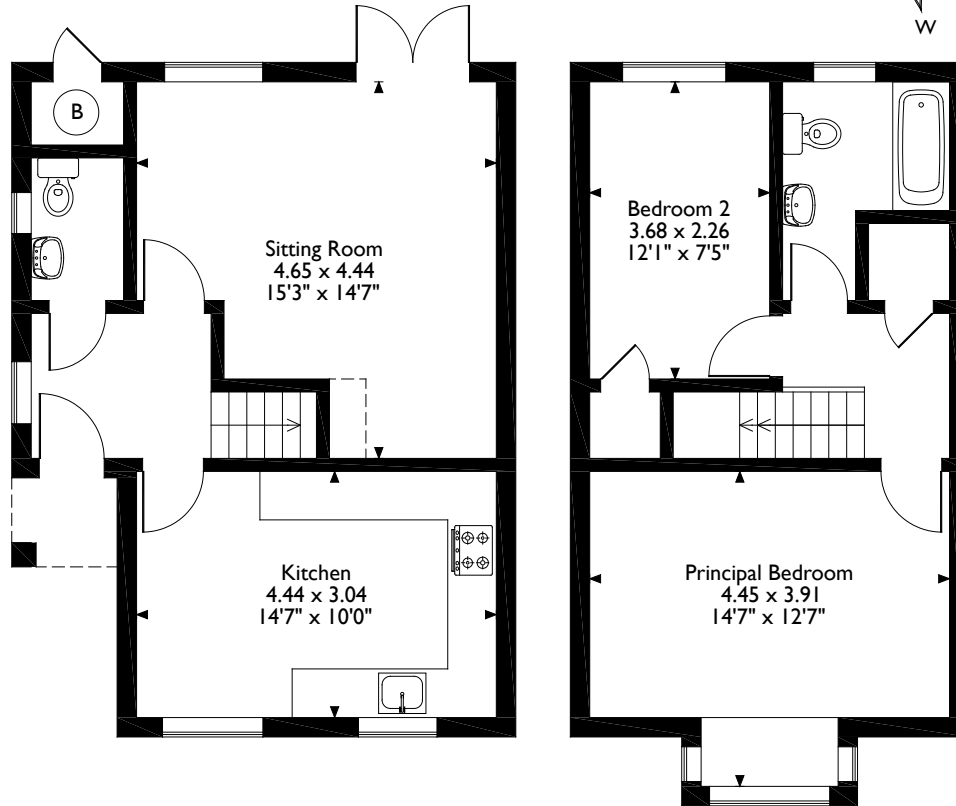
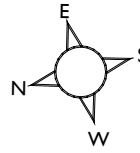
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 0PQ. Proceeding along Gore End Road, Hedge Row can be found on the right hand side and the property can be found in the left hand corner.



I Hedge Row, Gore End Road, Ball Hill, Newbury
 Approximate Gross Internal Area
 Main House = 76 Sq M/818 Sq Ft
 Outside Store = 1 Sq M/11 Sq Ft
 Total = 77 Sq M/829 Sq Ft



Ground Floor

First Floor

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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