

Rugeley
Guide Price £395,000

Carter Jonas

Rugeley
Gore End Road
Ball Hill
RG20 0PG

A three-bedroom semi-detached village house with a good-sized garden, in a popular village location and no onward chain.

– Newbury town centre with mainline trains to London Paddington 5.1 miles.
– Excellent road access to both the A34 and M4 motorway
– Popular villages by attractive countryside

Entrance hall • kitchen • utility room • large sitting room • three bedrooms • bathroom • separate WC • single garage • private drive and front garden • good sized rear garden • Energy Rating C



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 with good access to the A34, which also gives speedy access to the M4 at junction 13. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, 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. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

Description

Rugeley is one of a pair of semi-detached cottages situated in this attractive village location. The house offers good accommodation with a large double aspect sitting room with fireplace, a fitted kitchen and separate utility room. Upstairs there are three bedrooms, a family bathroom and a separate WC.

Outside
To the front of the property there is a private garden and drive providing off-road parking access to the single garage. Rear garden is a good size and is fence and laid to lawn.

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 postcode RG20 0PG



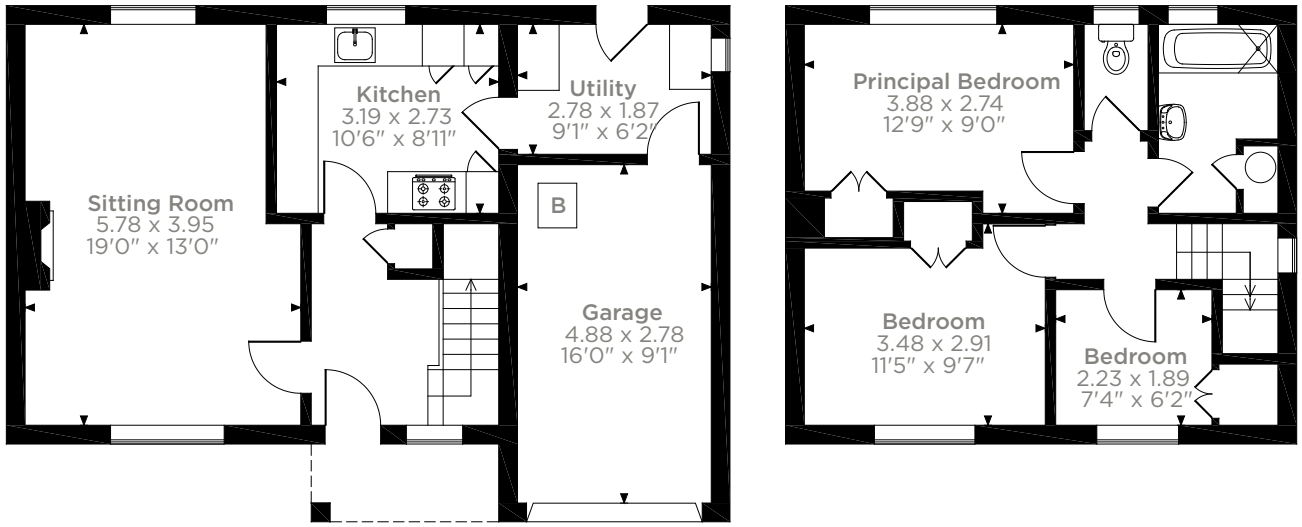




Rugeley, Gore End Road, Newbury, Hampshire
Approximate Gross Internal Area
99 Sq M/1066 Sq Ft







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.



Newbury 01635 263000
newbury@carterjonas.co.uk
51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk
Offices throughout the UK

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