



ANDERBY

Guide Price £950,000

Carter Jonas

ANDERBY GORE END BALL HILL RG20 0PH

- Newbury town centre with fast trains to London Paddington in less than one hour 5.6 miles
- Excellent road links to the A34, M4 motorway, and M3 motorway, providing fast routes to local business centres and central London

Impressive vaulted entrance hall with WC · kitchen · utility · breakfast room · dining room with mezzanine floor above · sitting room with double doors to garden · 2 double bedrooms to the ground floor and family bathroom · 2 further first floor double bedrooms with ensuites and a bonus study/3rd bedroom with the principal having a Juliet balcony overlooking the garden · 2 car garage · driveway parking · beautiful well-tended and private gardens · ornamental pond · Energy Rating D

SITUATION

Ball Hill is a small village just over the county border in North Hampshire with a number of local organisations and clubs plus good walking on the hills that are close by. 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).

AN INCREDIBLY SPACIOUS AND LIGHT DETACHED HOUSE WITH DOUBLE GARAGE AND PRIVATE SOUTH AND WEST FACING GARDEN.



DESCRIPTION

Located in a no through lane, Anderby is very spacious detached home in excellent condition and offering impressive and flexible accommodation. The current owners bought the property in 2015 and undertook an extensive program of refurbishment and extension to create this beautiful family home. The ground floor briefly comprises the impressive, vaulted entrance hall which gives access to a cloakroom and utility room as well as to the rest of the ground floor accommodation. There is a large dual aspect sitting room with in built woodburner and French doors to the garden and opening to the adjoining dining room which has a ladder up to a very useful mezzanine floor. There is an impressive kitchen, with a range of eye and base level units, and an opening through to the breakfast room which also has some low level units with worktops above. The bedroom accommodation is split between the ground floor and first floor and comprises two double bedrooms and a bathroom on the ground floor while upstairs the feeling of light, space and quality continues with 2 further double en suite bedrooms including a principal bedroom with beautiful en suite bathroom and Juliet balcony overlooking the garden. Completing the accommodation there is a further study/5th bedroom.

OUTSIDE

To one side of the property is an adjoining double garage with a drive to the front providing off-road parking. The rear garden is a particular feature of the property being predominantly south and west facing, private and beautifully planted with a variety of shrubs and flower borders. On the south side there is a lovely vegetable garden and large timber shed.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Basingstoke & Deane Borough Council

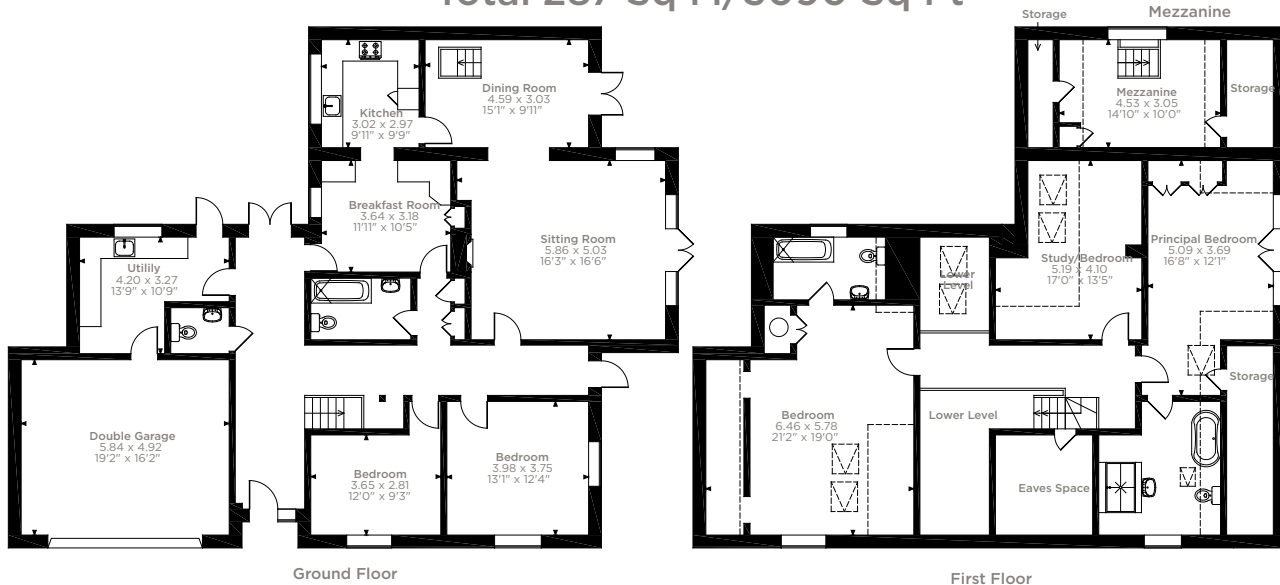
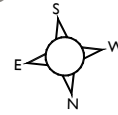
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 0PH



Anderby, Gore End, Newbury, Hampshire
 Approximate Gross Internal Area
 Main House 257 Sq M/2767 Sq Ft
 Garage 30 Sq M/323 Sq Ft
 Total 287 Sq M/3090 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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