





## **WOODBIDGE HOUSE GORE END ROAD BALL HILL RG20 0PG**

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

Porch · entrance hall · cloakroom · sitting room with bi-fold doors · impressive kitchen/breakfast room with bi-fold doors · dining room · study · separate utility · principal bedroom with bi-fold doors, Juliette balcony, built in fitted wardrobes and en suite shower · 3 further bedrooms, 2 with built in fitted wardrobes · family bathroom · summerhouse/outdoor office · detached double garage · ample private drive · private and fully enclosed rear garden · 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 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 department stores, including the Parkway retail development, with a supermarket and retail park to the south of the town. 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. There is also a mainline train station with regular services to London (Paddington).

### **DESCRIPTION**

Woodbridge House has been lovingly maintained by the present vendors and it is now presented to a high standard both inside and out.

**SITUATED IN A VERY QUIET CUL-DE-SAC LOCATION, IN THIS VERY POPULAR VILLAGE JUST SOUTH-WEST OF NEWBURY, AN IMMACULATELY PRESENTED DETACHED FAMILY HOUSE WITH DOUBLE GARAGE AND ATTRACTIVE GARDEN.**





The property has a number of interesting features including bi-fold doors in the sitting room, kitchen/ breakfast room and the principal bedroom which also benefits from a Juliette balcony. On entering the house there is a central hallway with double doors into the sitting room which has a wall of bi-fold doors providing access to the garden, together with an open fireplace. The kitchen is a feature of the house and comprises an extensive range of quality wall and base units with built in appliances, large central island with breakfast bar and another set of bi-fold doors opening up the back of the house onto the garden. This is perfect for the warmer months when there is direct access to the garden for outside dining. The ground floor is completed by a separate utility room, a good-sized dining room with bay window, a study again with bay window (currently used as a gym) and a refitted cloakroom. Upstairs there is a good-sized central landing with window and at the rear of the house is the principal bedroom with the Juliette balcony overlooking the garden. A smart refitted shower room is en suite to this bedroom and the room has built in fitted wardrobes. The upstairs is completed by 3 further bedrooms, 2 with built in fitted wardrobes and a refitted family bathroom.

### OUTSIDE

The house is approached by a private road leading on to a gravel drive providing ample parking as well as access to the detached brick built double garage which has 2 up and over doors, pedestrian door, power, lighting and mains water. The rear garden which is fully enclosed and very private has a good-sized paved terrace directly behind the property beyond which there is a large area of central lawn surrounded by shrub borders containing a variety of trees and plants. In one corner there is a very useful summerhouse/outdoor office which has power and lighting.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

**Local Authority:** Basingstoke & Deane Borough Council

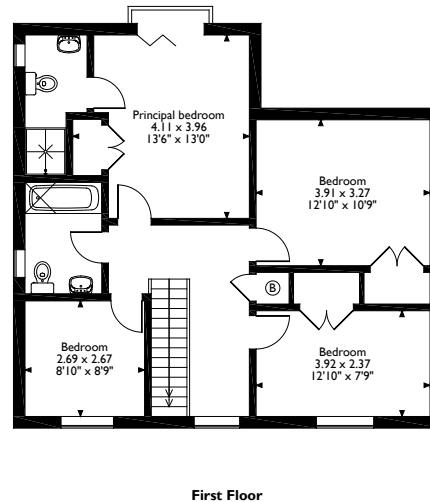
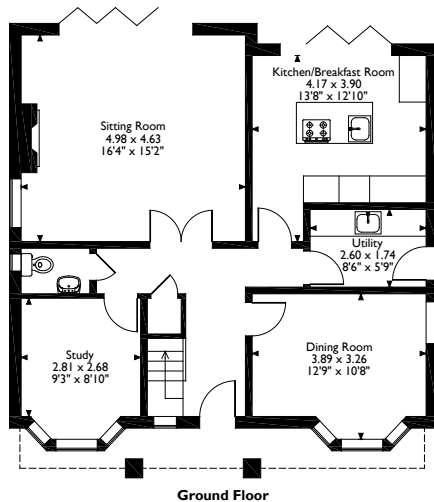
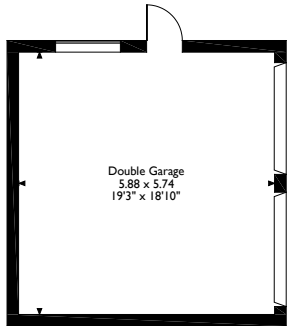
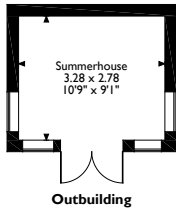
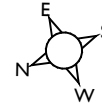
**Council Tax:** Band F

**Directions:** Please use post code RG20 0PG



# Woodbridge House, Gore End Road Ball Hill, Newbury, Hampshire

Approximate Gross Internal Area  
Main House = 147 Sq M/1582 Sq Ft  
Garage = 34 Sq M/366 Sq Ft  
Outbuilding = 9 Sq M/97 Sq Ft  
Total = 190 Sq M/2045 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.

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

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Offices throughout the UK

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