



4 KNIGHTS LEA

Core End Road, Ball Hill

Carter Jonas

4 KNIGHTS LEA GORE END ROAD BALL HILL RG20 0PP

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

Covered porch · entrance hall · cloakroom · sitting room · dining room · kitchen/breakfast room · utility · central landing · large main bedroom with en suite · 3 further bedrooms · family bathroom · integral double garage · private drive · enclosed rear garden · quiet location away from roads · excellent links to Newbury, the A34 and M4 motorway · 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 and access to the western Newbury by-pass, 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

4 Knights Lea is one of just five houses in a private no-through road in this attractive village. The property offers very good family sized accommodation with both the ground floor and first floor rooms arranged around a central hallway and landing.

SITUATED IN A QUIET CUL-DE-SAC LOCATION IN THIS VERY POPULAR VILLAGE JUST SOUTH WEST OF NEWBURY, A DETACHED FAMILY HOUSE, WHICH IS NOW VACANT WITH NO ONWARD CHAIN.



On the ground floor there are three reception rooms, together with a kitchen/breakfast room, cloakroom and utility. The first floor accommodation extends over the integral garage which means there is a large main bedroom with en suite, three further bedrooms and a family bathroom. The property is now vacant so there is no onward chain and it has been recently redecorated and has the benefit of newly fitted carpets.

OUTSIDE

To the front of the property there is a private drive offering off road parking and access to the double integral garage. To one side of the drive is an area of open lawn and there is pedestrian side access to the rear garden. The rear garden is all grassed and fully enclosed on all sides.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Basingstoke & Deane Borough Council

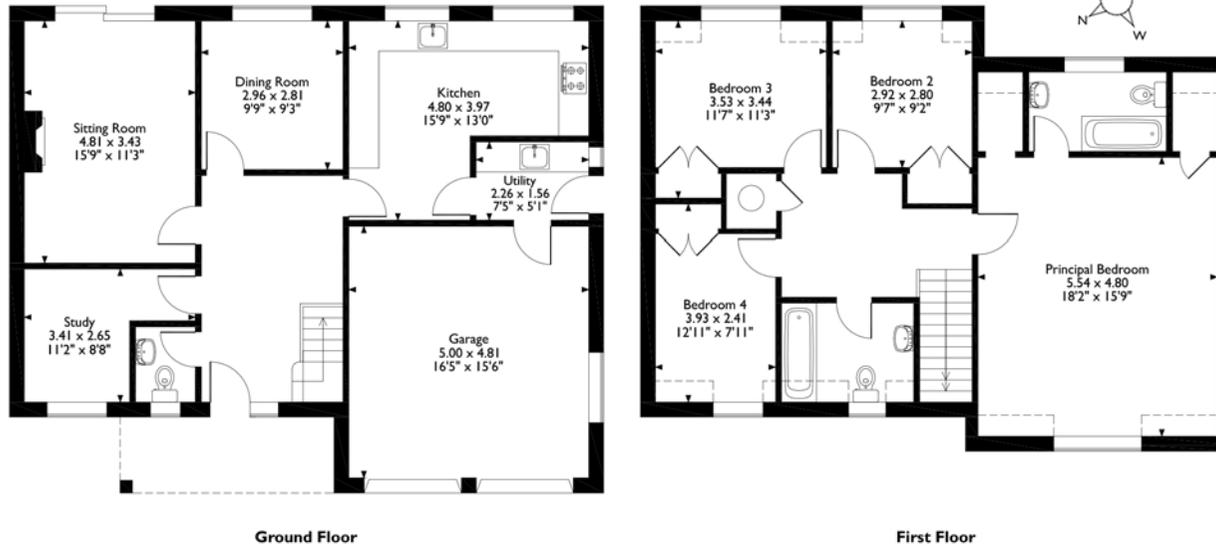
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 OPP



4 Knights Lea Gore End Road Ball Hill, Newbury, Hampshire
 Approximate Gross Internal Area
 Main House Gross Internal Area = 172 Sq M/1851 Sq Ft
 Restricted Head Height (Not included in Main House GIA) = 5 Sq M/54 Sq Ft
 Total (Including Restricted Head Height Area) = 177 Sq M/1905 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)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		58
(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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