



**5 KNIGHTS LEA**

Guide Price £850,000

**Carter Jonas**

## **5 KNIGHTS LEA GORE END ROAD BALL HILL RG20 0PP**

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

Spacious entrance hall · cloakroom · sitting room with feature wall and fireplace · outstanding kitchen/dining with large island · utility · central landing · large main bedroom with fully refitted en suite · 3 further bedrooms · fully refitted 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 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 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).

**A BEAUTIFUL AND FULLY RENOVATED DETACHED FAMILY HOUSE WITH AN AMAZING KITCHEN/DINING ROOM, SITUATED IN A QUIET CUL-DE-SAC LOCATION IN THIS VERY POPULAR VILLAGE JUST SOUTH-WEST OF NEWBURY. NO ONWARD CHAIN.**



## DESCRIPTION

5 Knights Lea is an immaculately presented light and spacious family home which has been totally renovated by the present owners and has to be seen to be fully appreciated. The improvements have included the creation of a fabulous and very impressive kitchen/dining room, complete refitting of the cloakroom, ensuite and family bathroom, new windows and external doors throughout, rewiring and plumbed. So all the works mean it's virtually a new home. The property is one of just five houses in a private no-through road in this attractive village. It offers very good family sized accommodation with both the ground floor and first floor rooms arranged around a central hallway and landing. On the ground floor there are two reception rooms, together with the beautiful kitchen with a range of integral appliances and generous island and space for a large table making it a great family room. The ground floor is completed with a cloakroom and utility. The first floor accommodation extends over the integral garage which means there is a large main bedroom with ensuite, three further bedrooms and a family bathroom. All beautifully presented and new carpets throughout.

## 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

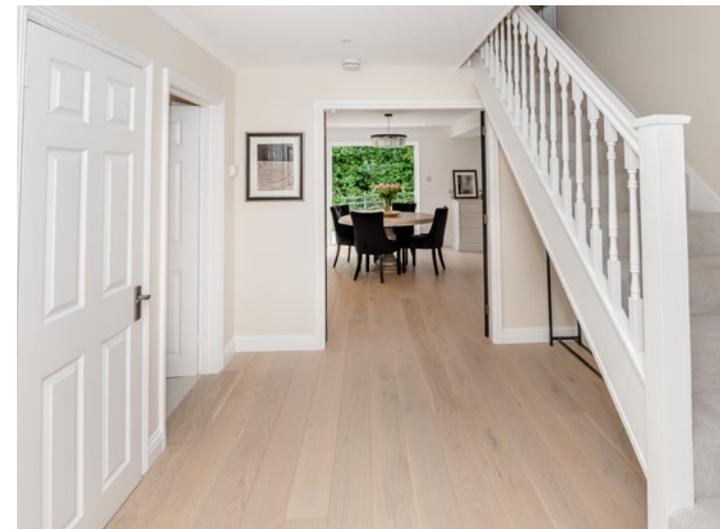
**Services:** Mains water, electricity and drainage, oil fired central heating

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

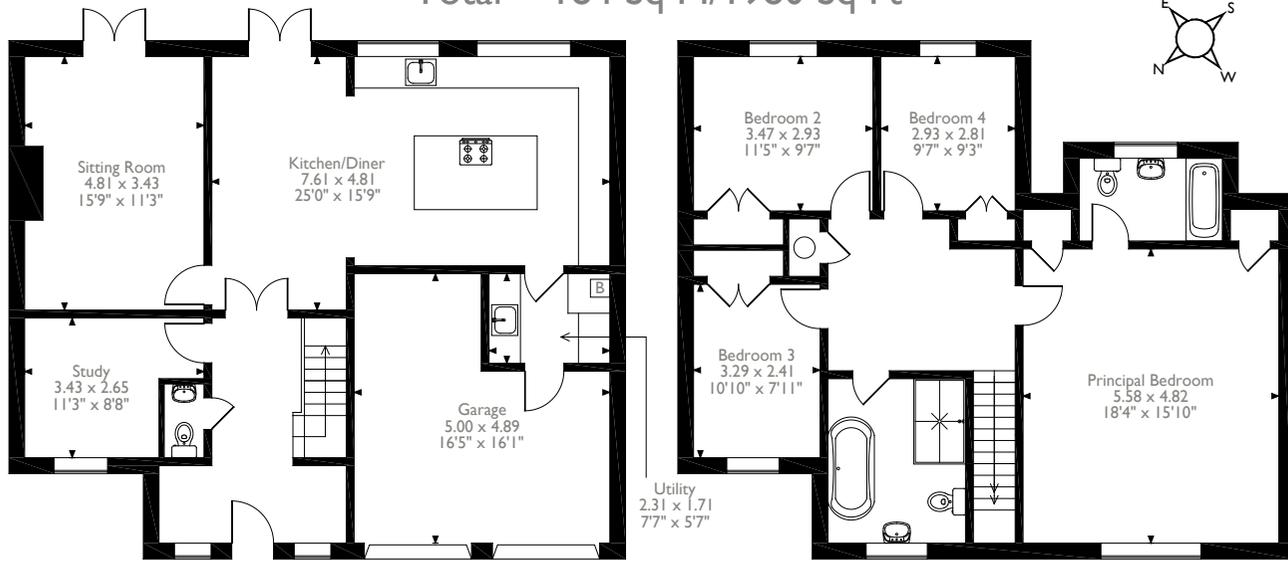
**Council Tax:** Band F

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG20 OPP



5 Knights Lea, Gore End Road Ball Hill, Newbury, Hampshire  
 Main House = 164 Sq M/1765 Sq Ft  
 Garage = 20 Sq M/215 Sq Ft  
 Total = 184 Sq M/1980 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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