



1 Ball Hill Cottages, Ball Hill, Nr Newbury, Hampshire

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1 Ball Hill Cottages, Ball Hill, Nr Newbury, Hampshire RG20 0NR

A beautifully presented end-of-terrace cottage with elegant accommodation, in a popular rural village setting

Newbury 5 miles (London Paddington from 45 mins), Kintbury 3 miles, Hungerford 7 miles, Andover 14 miles, Reading 25 miles

Sitting room | Dining room | Study | Kitchen/
breakfast room | Cloakroom/utility
Principal bedroom with en suite bathroom
2 Further bedrooms | Shower room
Garden | EPC rating D

The property

1 Ball Hill Cottages is an attractive and well presented family house benefitting from spacious flexible accommodation with clean, neutral décor and high-quality fittings throughout.

There are three main reception rooms including the sitting room at the front, which is well-proportioned and includes a large bay window and a brick-built fireplace fitted with a woodburning stove. There is also a dining room, and a study/office at the rear of the house, which has French doors opening onto the garden. The fantastic kitchen/breakfast room has recently been re-fitted with a range of sleek kitchen units, smart modern worktops, and high quality integrated appliances. The far end of the kitchen is currently used as a snug/sitting area or alternatively there is plenty of room for a kitchen table, and there are doors that open onto the garden and terrace.

Upstairs, the comfortable main bedroom has a very spacious en suite bathroom. There are

two further double bedrooms, one with a large dressing room area with numerous fitted cupboards for storage. There is also a family shower room.

Outside

At the front of the property, a gate opens onto a small gravelled front garden with established border hedgerows for privacy. The main garden at the rear of the house includes paved terracing, a timber pergola, an area of lawn and various border plants, shrubs and hedgerows.

There is parking for two cars on the shared gravelled driveway to the side of the house.

Location

1 Ball Hill Cottages is situated in Ball Hill, one of several small hamlets making up the very popular parish of East Woodhay, close to Newbury. There is a great local community and a pub in the village itself, and further amenities can be found in nearby Kintbury or Woolton Hill, both of which have a primary school and doctors' surgery. Ball Hill is situated in an Area of Outstanding Natural Beauty, close to the famous Wayfarers Way, and is surrounded by fantastic countryside providing access to wonderful walking, riding and cycling opportunities. Newbury offers extensive amenities including various large supermarkets, numerous restaurants and cafes and a wide selection of shopping, as well as racing at Newbury racecourse, various golf courses and the Watermill Theatre.

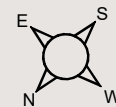
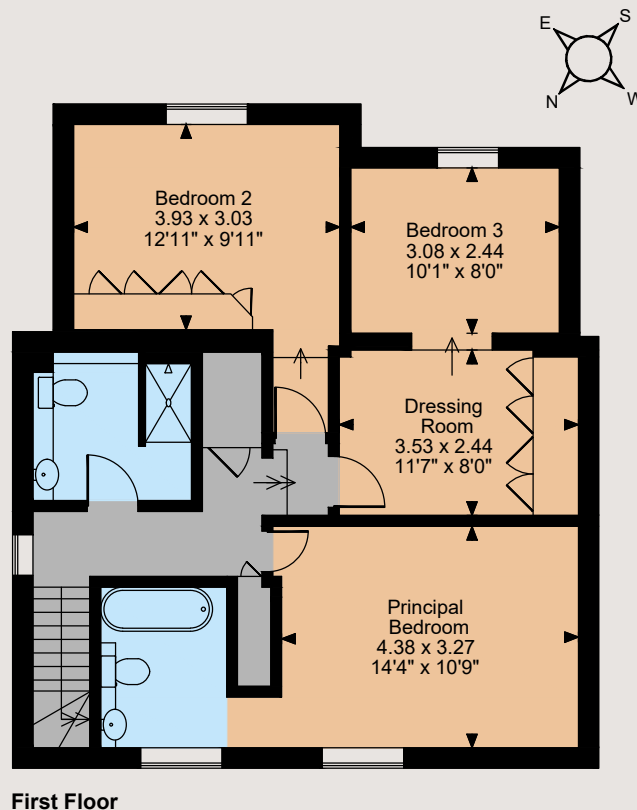
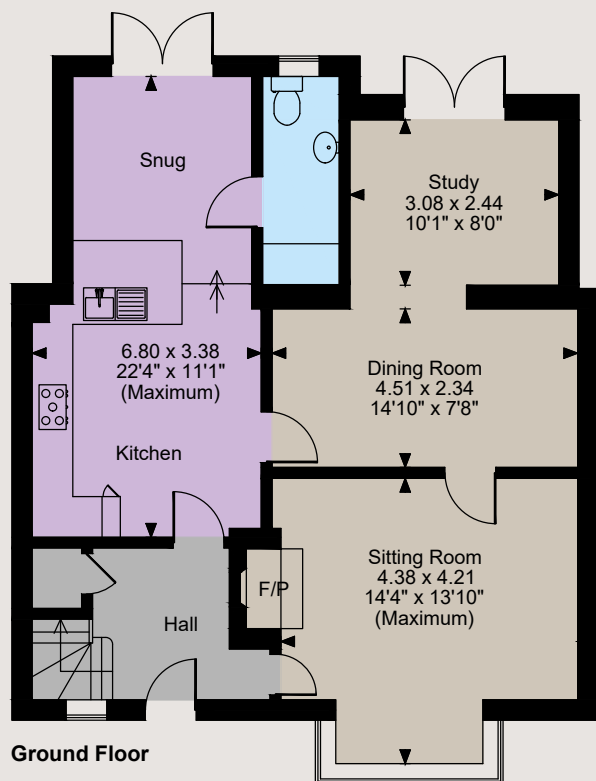
Ball Hill is a highly convenient location, with easy access to the facilities of Newbury itself, as well as Newbury station and the A34/M4/M3 linking with London and the west country. Newbury station provides a direct train service into London Paddington.

There is a wide choice of highly regarded schools in the area including Woolton Hill Primary School, Thorngrove, Horris Hill, St Bartholomew's, St Gabriel's, Bradfield College and Downe House.

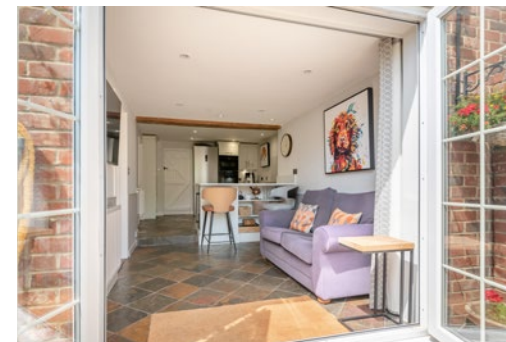




Floorplans
House internal area 139 sq m (1,496 sq ft)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3words:///pumps.koala.strapping
Coming from the Newbury direction, on reaching Ball Hill pass the Furze Bush pub and the garage on your right, then take the left turn signposted to Heath End and East Woodhay. The property will be found after a short distance on the left.

General

Local Authority: Basingstoke and Deane

Borough Council Tel: 01256 844844

Services: Mains electricity, water and drainage.
Oil fired central heating.

Council Tax: Band E

Tenure: Freehold

Guide Price: £600,000

Newbury

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