



SOUTH VIEW
Ball Hill, Hampshire

Carter Jonas

SOUTH VIEW, BALL HILL, HAMPSHIRE, RG20 0NL

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

Entrance hall and cupboard with turned staircase · sitting room with open fireplace and exposed timbers · spacious dining room · modern well equipped fitted kitchen · utility room and ground floor cloakroom · impressive conservatory with access and views over the garden · 2 double bedrooms including one bedroom with en suite shower room · family bathroom · double-glazing · garage with electric roller door · extensive frontage with driveway providing plenty of parking · side access to the rear · impressive rear garden · great rural location within easy reach of Newbury and various rail and road options · Energy Rating E

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. Newbury town offers a good selection of shops and department stores, including the newly opened Parkway retail development and John Lewis, 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

Beautifully improved and maintained by the current owners South View offers quality spacious accommodation and generous gardens. There is an entrance hall with storage cupboard and turned staircase to the first floor.

A WELL PRESENTED, SPACIOUS 2 BEDROOM HOUSE, IN A RURAL LOCATION BENEFITTING FROM EXTENSIVE VIEWS TO THE FRONT AND REAR, PARKING, GARAGE AND GENEROUS GARDENS.



Directly ahead there is access to a comfortable sitting room with attractive open fireplace and sliding doors into the large conservatory. To the left of the entrance hall there is a spacious dining room with exposed timbers and wood burning stove. From here there is access to a modern well equipped kitchen with built in appliances and generous storage and worktop space. From here there is additional access into the conservatory or through to an extremely useful utility room providing plumbing for washing appliances and providing good additional kitchen storage space. From here there is also access to a ground floor WC. A particular feature of the property is a large conservatory across most of the back of the house providing a wonderful garden room to enjoy and relax with access and views over the garden. Upstairs the feeling of light and space continues with 2 comfortable double bedrooms, one bedroom having the luxury of a en suite shower room. The accommodation is completed by a large family bathroom.

OUTSIDE

The property benefits from a level tarmac drive providing generous parking and giving access to the garage and side access to the rear garden. The substantial rear garden has been beautifully kept by the current owners with a patio leading from the back of the house to an extremely generous well tended lawn with shrub borders to one side and a pathway giving access to various sheds and to the oil tank. Towards the back of the garden there is an additional area of patio for enjoying the garden. The garden offers good privacy and is fully enclosed by quality panel fencing.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Basingstoke & Deane Borough Council

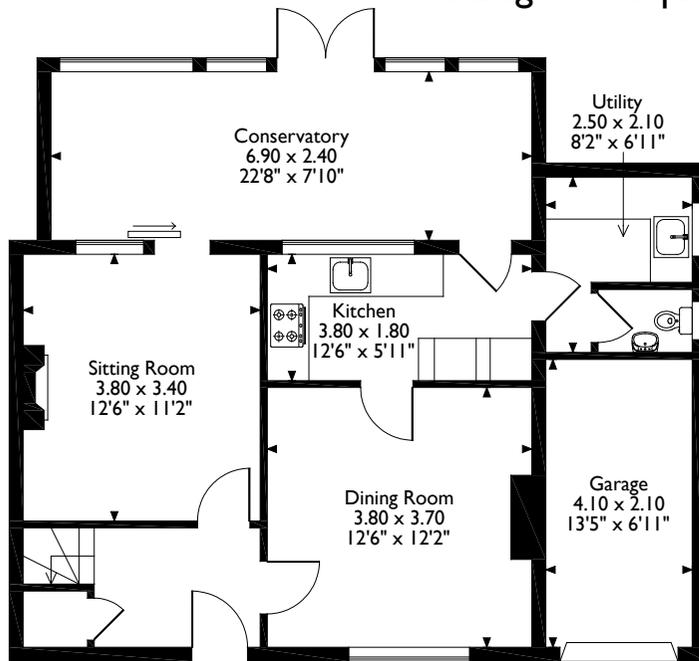
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

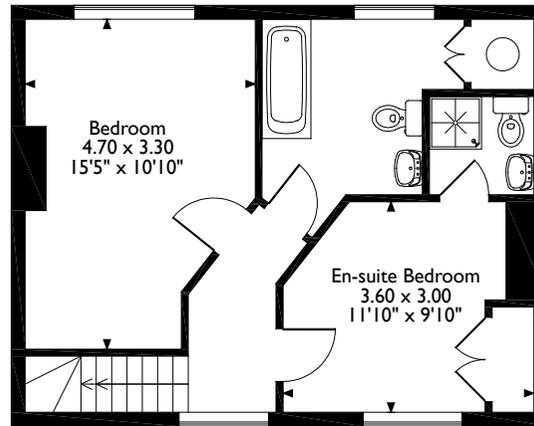
Directions: Please use Post Code RG20 0NL, the property can be found on the right hand side



South View, Ball Hill, Newbury, Hampshire
 Approximate Gross Internal Area
 Main House = 106 Sq M/1135 Sq Ft
 Garage = 9 Sq M/93 Sq Ft

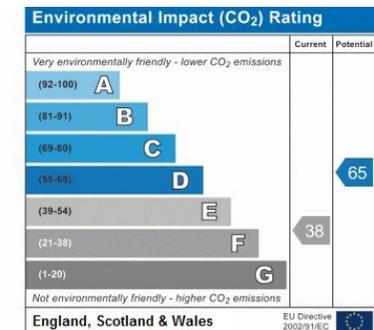
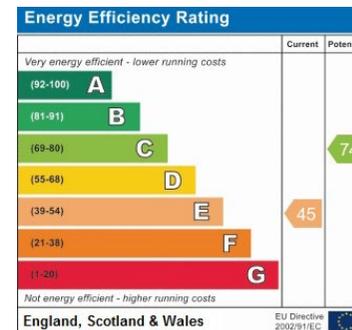


Ground Floor



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.



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Offices throughout the UK



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