



Features.

-  3
-  4
-  3

Description.

Immaculately presented, and maintained four double bedroom chalet bungalow located in a quiet lane to the south of Newbury. The property backs onto open fields and has been updated and vastly improved by the current owner.

The spacious and flexible accommodation consists of entrance hall, kitchen/breakfast room, dining room, living room, utility room, bathroom to the ground floor, master bedroom with en-suite to the ground floor, bedroom/study to the ground floor, double bedroom with en-suite and further double bedroom to the first floor. In addition the property has a large loft room ideal for storage, and large double tandem garage. Benefits include upvc double glazing, oil fired central heating, driveway parking for several vehicles and lovely enclosed rear garden with shed and patio.



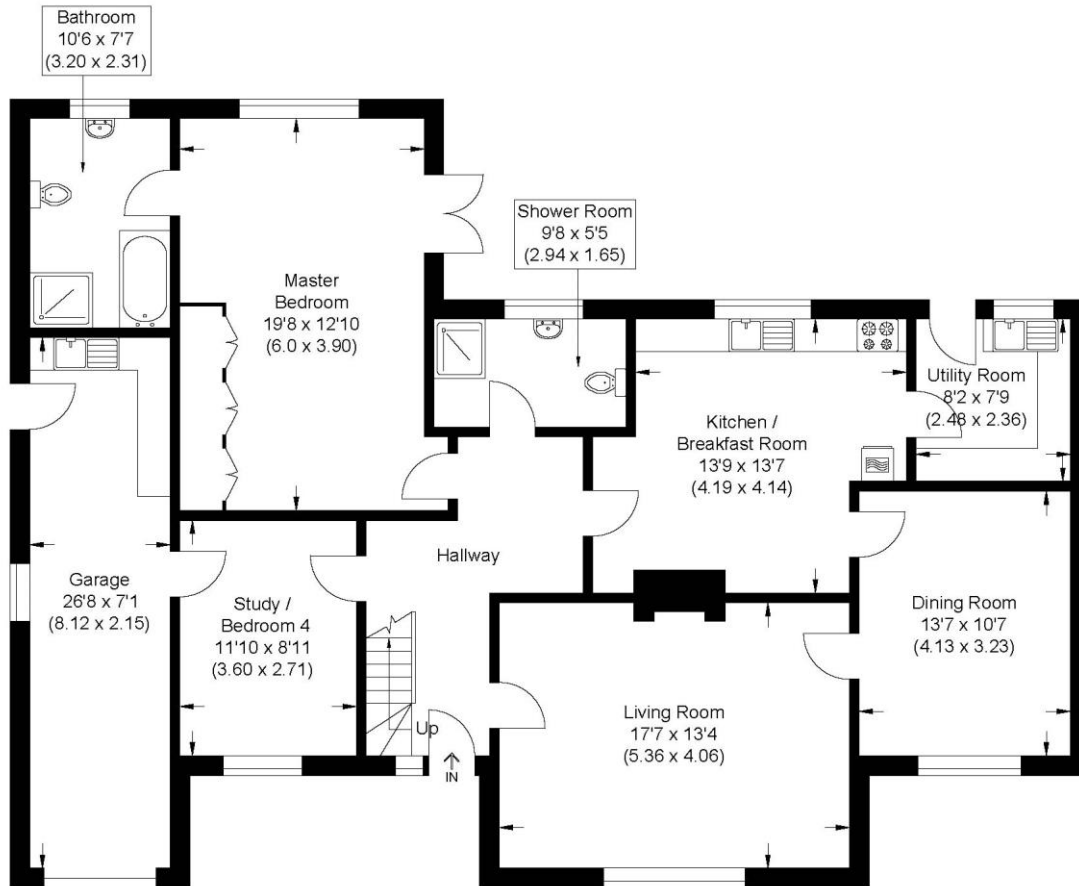
Location.

Ball Hill is approximately five miles from the pretty market town of Newbury which offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major railway station with direct links to London Paddington and the West Country, and excellent access to the M4/A34 junction.

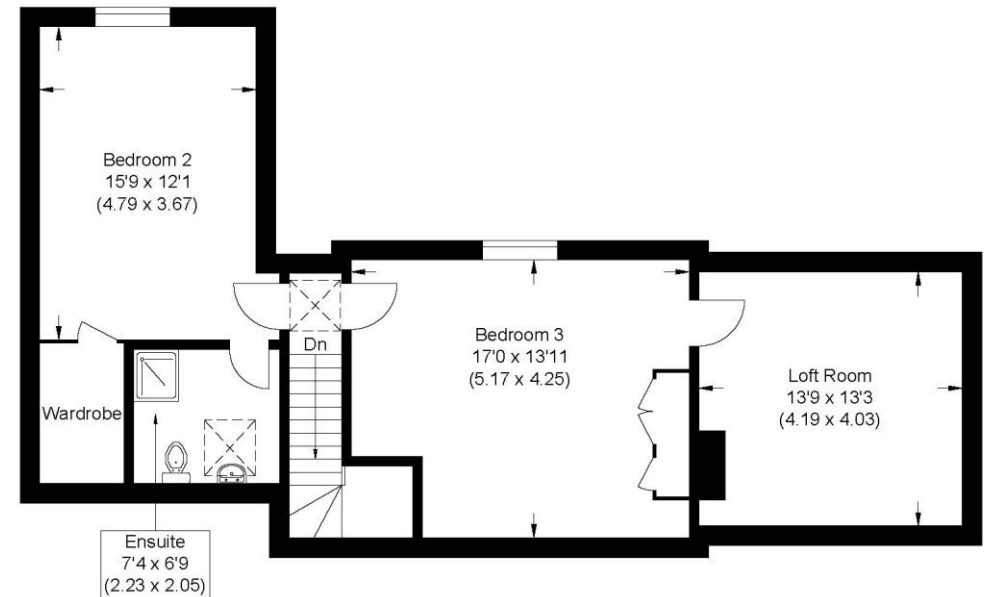




Approximate Gross Internal Area
204.72 sq m / 2203.58 sq ft
(Includes Garage)
Garage Area 17.46 sq m / 187.93 sq ft



Ground Floor




First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: C

COUNCIL TAX BAND: E
2024/25 £2,503.32

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk