



Whispering Oak

1 Gravelly Close, North End, Newbury, Berkshire, RG20 0BG





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Guide £575,000

A substantial semi-detached house situated in a fabulous rural location, with a large garden and outbuildings.

Description

The property offers great potential to extend, subject to the usual consents, but equally offers a fantastic lifestyle opportunity as it is. The accommodation is currently a little over 1,450 sq ft, excluding the outbuildings, and includes good hall space from which the stairs lead and a downstairs cloakroom. The kitchen has a Rayburn, tiled flooring and a useful utility room for muddy boots and dogs etc, with direct access to the garden. There is a generous sitting room/dining room and a large conservatory overlooking the garden. On the first floor there are three well balanced bedrooms, an en-suite shower room and a family bathroom. Outside there is a detached double garage with a potting shed, store room and large garden office. The gardens are laid to lawn with hedging, borders and a driveway for off road parking. The garden enjoys a sunny aspect and a good degree of privacy.

Services

Mains water and electricity. Private drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

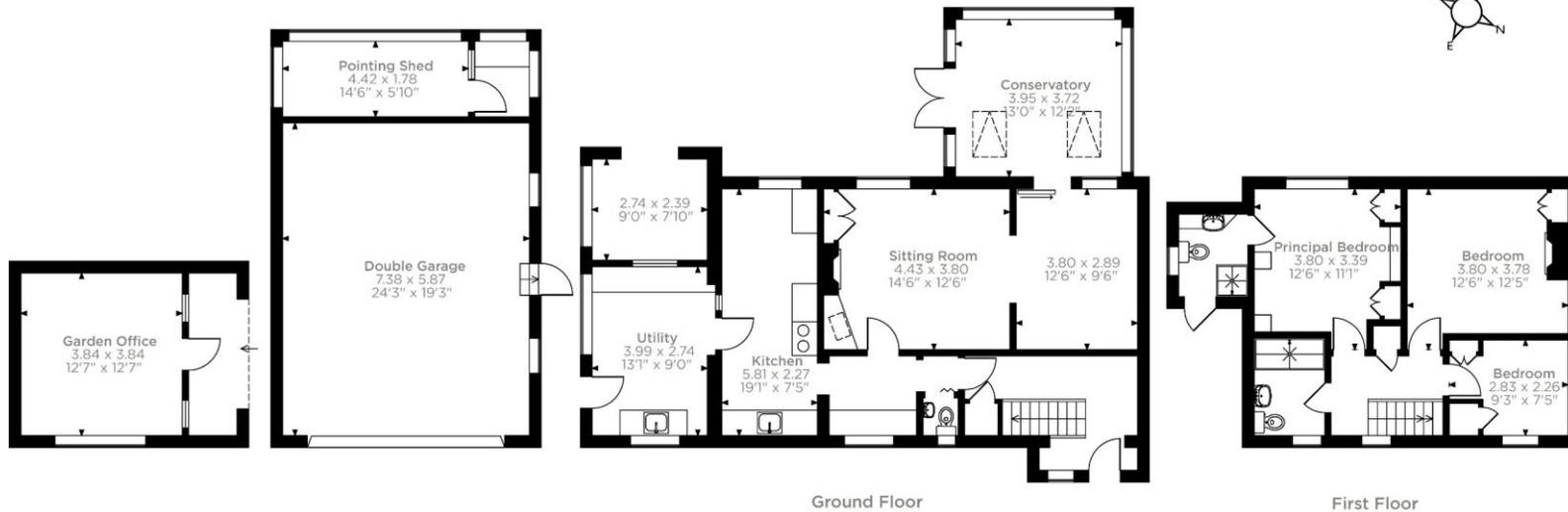
- Entrance Hall
- Sitting Room/Dining Room
- Kitchen/Breakfast Room
- Utility
- Cloakroom
- Conservatory
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Large Garden
- Driveway
- Detached Double Garage
- Outbuildings
- Oil Fired Heating





To view this property call Marc Allen Estate Agents on **01488 685353**

1, Gravelly Close, North End, Newbury, Hampshire
 Approximate Gross Internal Area
 Main House = 135 Sq M/1453 Sq Ft
 Garage = 55 Sq M/592 Sq Ft
 Outbuilding = 27 Sq M/215 Sq Ft
 Total = 217 Sq M/2260 Sq Ft



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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