HILLIER & WILSON



Knights Lane, Ball Hill, RG20 0NW

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Guide Price £550,000

Knights Lane, Ball Hill

A remarkable opportunity to modernise and extend (STTP) this detached three bedroom property with views across paddocks to the rear and the surrounding countryside.

The property benefits from an idyllic semi-rural location in the highly sought after village of Ball Hill, south-west of Newbury, south facing rear garden, uPVC double glazing, oil-fired central heating and ample off-road parking via a driveway, carport and garage.

The property comprises of an entrance porch, hallway, sitting room, open-plan kitchen/breakfast room, utility room, bathroom, W.C. and two double bedrooms on the ground floor. Upstairs is a further bedroom and ample roof storage.

Externally, the private rear garden is laid to lawn and features a greenhouse and to the front of the property is another large garden that is also laid to lawn.

Ball Hill is a popular village to the south of Newbury and has good local amenities including a garden centre, garage and pub/restaurant. The nearby villages of Woolton Hill and East End have highly regarded junior schools.

NO ONWARD CHAIN









- REMARKABLE OPPORTUNITY TO EXTEND (STTP)
- DETACHED THREE BEDROOM PROPERTY
- VIEWS ACROSS PADDOCKS TO REAR & SURROUNDING COUNTRYSIDE
- HIGHLY SOUGHT AFTER VILLAGE LOCATION SOUTH-WEST OF NEWBURY
- AMPLE OFF-ROAD PARKING
- *NO ONWARD CHAIN*

Services: Mains services are connected
(Except Gas - Oil fired C/H)

EPC Rating: E
Full results can be sent on request

Council Tax Band: E
(Basingstoke & Deane)







Northways, Knights Lane, Ball Hill



APPROX.GROSS INTERNAL FLOOR AREA 915 sq.ft (85 sqm) Excluding Garage and Roof Space
For identification only - Not to scale - Hillier & Wilson Ltd







Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

