



Brunsdan
ASSOCIATES 

Brambles, Ball Hill, Newbury, RG20 0NY

Guide price: £525,000 – Freehold. No onward chain.

A great family sized bungalow sitting in a good plot of .35 acre with far reaching views at the rear.

Entrance hall, sitting room, kitchen/dining room, conservatory, boot room/utility, master bedroom with en suite shower, guest bedroom with en suite shower, 2 further double bedrooms, family bathroom, garage, gardeners w.c. and excellent sized gardens backing onto open fields.

DIRECTIONS

From the town centre, take the A343, Andover Road south towards Andover. Leave the town and at the bottom of the hill turn right by the Woodpecker public house, signed Ball Hill. Follow the road through Ball Hill, past the Furze Bush public house, take the Woolton Hill turning on the left and Brambles is the 4th property on the left hand side.

THE LOCATION

Ball Hill is to the south of Newbury in catchment for an excellent Primary School. Access to good road links are however close to hand with the A34 (by-pass) about 2 miles away connecting to A34 north/south, M4 east/west and M3 east/south west. Everyday needs are catered for by the village shop in Ball Hill (about ½ mile away), there are further facilities in Woolton Hill with a Health Centre, shop/Post Office and pub restaurant, with major facilities available in Newbury some 5 miles north. The property is set in a small cul-de-sac of only four houses with an abundance of footpaths and bridle paths in the immediate vicinity. Newbury Station about 5 miles with services to London Paddington in under an hour, Whitchurch Station is approximately 8 miles away with services to London Waterloo in just over an hour.

THE PROPERTY

Brambles has a great deal of versatility with the potential to extend upwards and outwards (subject to the usual planning consents) . There is also the possibility of creating a separate annex as one of the four bedrooms has its own entrance at the rear.

The accommodation is well laid out with the sitting room extending into the conservatory and sliding double doors separating the sitting room from the dining room and kitchen. This gives the flexibility for open plan living or closing off the rooms depending on the occasion. There are two en suite shower rooms in addition to a spacious beautifully fitted family bathroom. All fitted carpets included .

OUTSIDE

Brambles is set well back from the road and approached through a five bar gate onto a gravel driveway and a parking area for several cars in front of the single garage. There is an area of lawn and mature shrubs at the front. A gravel path at the side leads to the rear garden which has stunning views to the rear across open countryside. The mature gardens are laid to lawn with mature shrubs and trees . There is a patio area outside the conservatory , making an ideal entertainment area. The garden as a whole is a wonderful extension of the house with both privacy and open views .

SERVICES

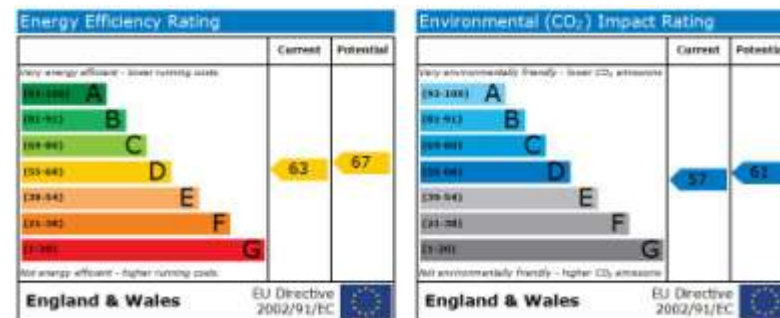
Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

We are advised by Basingstoke & Deane Borough Council that the property is in Band F with Council Tax payable of £1,977.72 for the year 2011/12

VIEWING

By strict appointment with the vendors Sole Agents
Brunsden Associates
Tel: 01635 255501
Website: www.brunsden.com
Email: property@brunsden.com

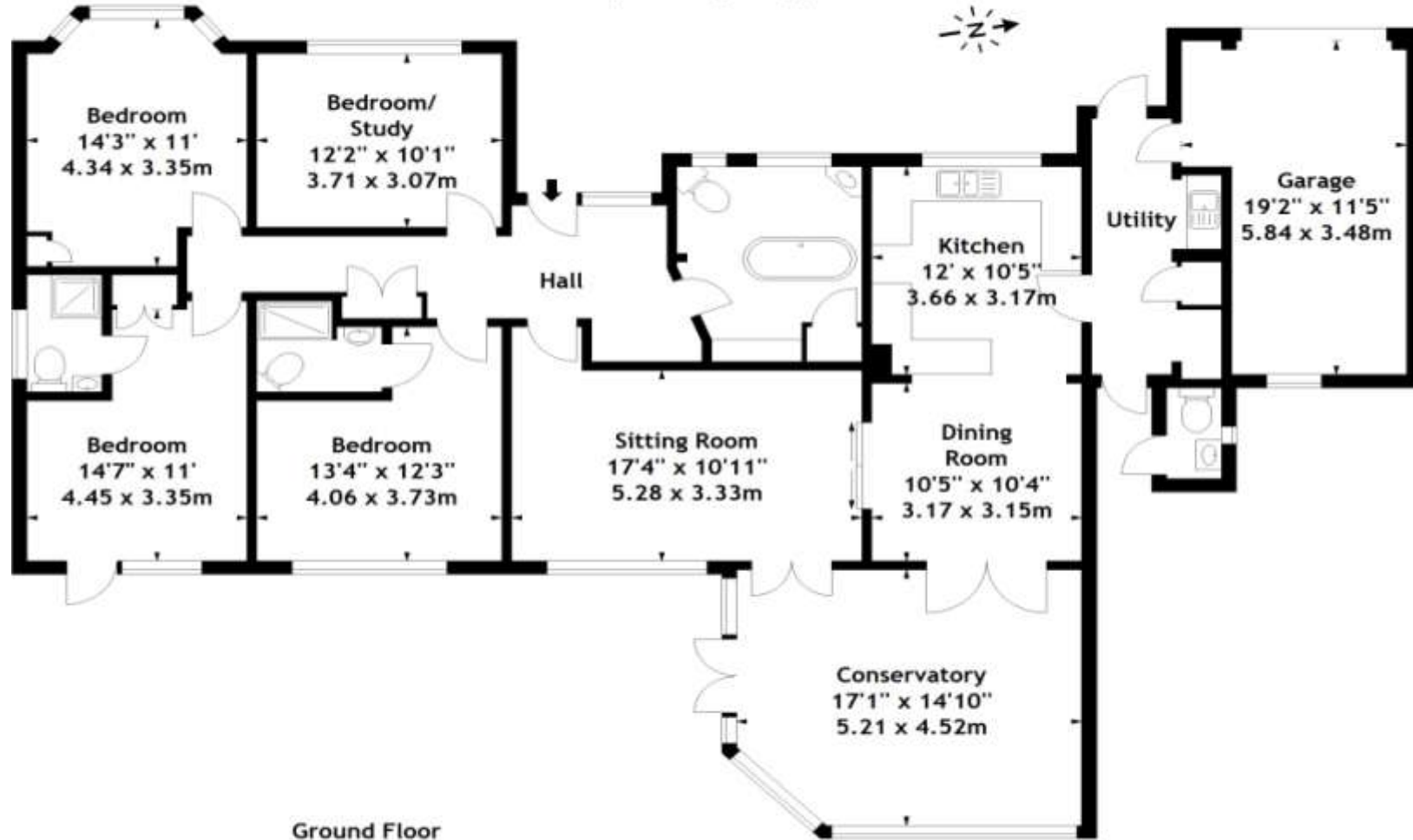








The Brambles,
Ball Hill, Newbury, RG20 0NY
Approx. Gross Internal Area
1907 Sq Ft - 177.16 Sq M
(Including Garage)



Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Supplied Exclusively for Brunsdens in 2011
Photographs * Floorplans * EPCs
www.dighouse.net