



Brunsdan
ASSOCIATES 

Edgefield, Gore End Road, Ball Hill, RG20 0PH

Guide Price: £425,000 - Freehold

An extremely spacious detached bungalow in this popular location, with open views to the side

Reception room/sun room, living room, dining room, kitchen, three bedrooms, two bathrooms, double garage with store and gardens overlooking fields.

THE PROPERTY

Edgefield is an extremely spacious bungalow with the potential to further extend upwards and outwards (subject to planning). It is perfectly 'liveable' at present with three good double bedrooms, two bathrooms, a large sitting/dining room, kitchen and sun room to the front. The bungalow has gardens on three sides and lovely views across the open countryside.

OUTSIDE

The property has a double 5 bar gate opening onto the parking area to the front of the detached double garage with gardens to the front, side and rear. A path leads to the rear garden and there is a patio area to the front.

LOCATION

Ball Hill is a sought after area south of Newbury with easy access to major road networks and yet in the heart of pretty countryside. There is a butchers, garage and pub/restaurant. Primary school catchment area for St Martins at East Woodhay or St Thomas' at Woolton Hill with secondary schools in Newbury. Newbury about 4 miles north has a station with trains to London (Paddington) c. 55minutes and Whitchurch about 7 miles south has a station with trains to London (Waterloo) c. 1hr. The by-pass is about 1 mile away with access to the A34/M4 (J13). The surrounding countryside offers ample walking, cycling and riding opportunities.

DIRECTIONS

From the town centre take the A343 south towards Andover. On leaving the town, at the bottom of the hill turn right signed for Ball Hill (Woodpecker public house). Follow the road into Ball Hill and after passing The Furze Bush public house and Ball Hill Garage take the second right turn into Gore End Road. Follow this road down to the 'T' junction, turn right and then almost immediately right down the gravelled track which is Gore End. Edgefield is the last property on the left hand side.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in Band F with tax payable of £1,977.72 for the period 2011/2012.

SERVICES

Electricity, mains water and drainage. Oil fired central heating.

VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates.

01635 255501

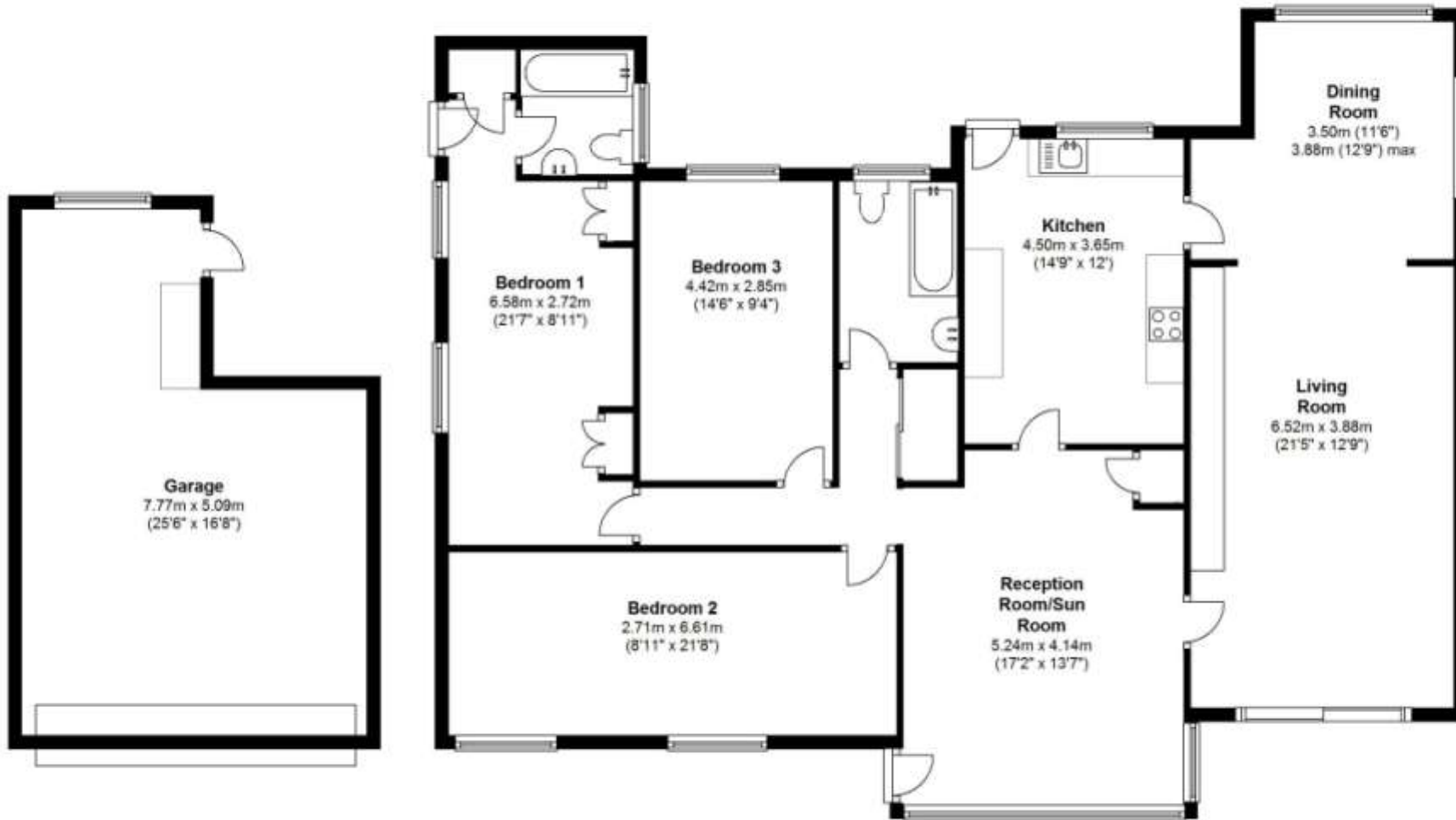
property@brunsden.com

www.brunsdon.com

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.

Ground Floor

Approx. 169.4 sq. metres (1823.6 sq. feet)



Total area: approx. 169.4 sq. metres (1823.6 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		Current	Potential
<small>See energy efficient - higher rating code</small>			
England & Wales		59	69
EU Directive 2002/91/EC			

Environmental (CO ₂) Impact Rating		Current	Potential
<small>See environmental friendly - higher CO₂ emissions</small>			
England & Wales		47	39
EU Directive 2002/91/EC			



01635 255501 property@brunsden.com www.brunsdn.com
The Old Axe & Compass, East End, Newbury RG20 0AA

