





## **3 BROOM COTTAGES KNIGHTS LANE BALL HILL RG20 0NW**

– Newbury town centre with mainline station to London Paddington 5.6 miles  
– Excellent road access to both the A34 and M4 motorway (J13)

Entrance hall · sitting room · dining room · kitchen · conservatory · boot room · 3 bedrooms · bathroom · delightful gardens · south west facing with lovely views open to farmland · parking · double-glazing · brick built storage shed · Energy Rating F

### **SITUATION**

Ball Hill is a small village just over the county border in North Hampshire. It is surrounded by attractive countryside and close to the Furze Bush public house yet is just a few minutes drive from the centre of Newbury and just 2.5 miles from access to the western Newbury by-pass, the A34, which also gives speedy access to the M4 at junction 13. Newbury town offers a good selection of shops and department stores, including the Parkway retail development, with a supermarket and retail park to the south of the town. There are plenty of restaurants, cafés, public houses and leisure facilities, including the Newbury Racecourse for horse-racing, the attractive Kennet & Avon canal, Vue cinema, the Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is also a mainline train station with regular services to London (Paddington).

### **DESCRIPTION**

3 Broom Cottages is a charming brick built cottage tucked away in an idyllic location at the end of this no through road.

**A CHARMING VICTORIAN COTTAGE WITH A DELIGHTFUL SOUTH WEST FACING REAR GARDEN, SECRET GARDEN ADJACENT TO OPEN FARMLAND, AND SITUATED AT THE END OF A NO-THROUGH QUIET LANE IN THIS SOUGHT AFTER VILLAGE.**





The accommodation briefly comprises an entrance hall which in turn opens out into the kitchen which is fitted with a range of base oak units with oak work top over, inset white ceramic butler sink, integrated slimline dishwasher and integrated fridge and space for a cooker. The dining room is adjacent to here and has stairs to the first floor and a door to the boot room which has built in cupboard and shelving, quarry tiled floor, window to the rear and glazed door to the side. The sitting room is full of character and has a feature fireplace with timber mantel and wood burning stove along with French doors to the conservatory. On the first floor there is a landing with access to the loft space, 3 bedrooms and a family bathroom.

### OUTSIDE

The property is approached from the lane with a footpath to the front door with a garden and shrub border as well as a brick built outhouse/laundry room with power and light, space and plumbing for a washing machine, space for freezer and tumble dryer and useful storage area. The delightful rear garden is south-west facing with a paved patio outside of the conservatory, a lawn area with a gate leading to a further lawned path and another stretch of garden with a vegetable patch and fruit trees along with a summer house and timber shed. There is parking opposite the cottage in the lane.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, LPG heating

**Local Authority:** Basingstoke & Deane Borough Council

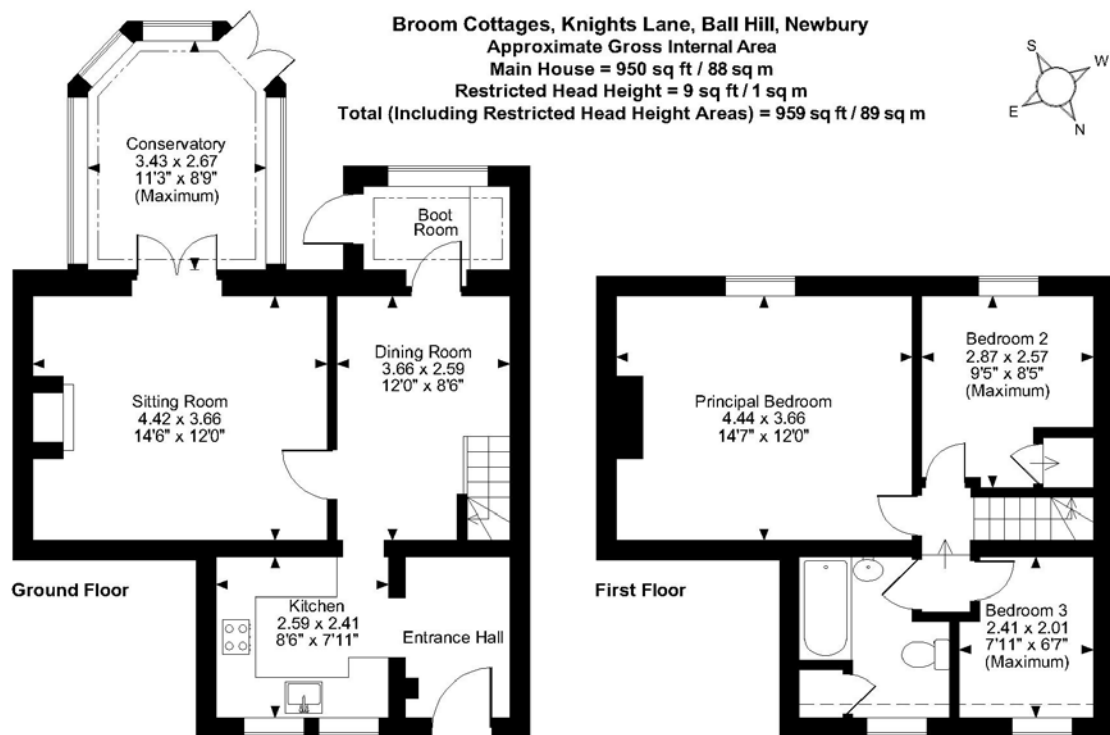
**Council Tax:** Band D

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG20 0NW







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E		
21-38	F	28   F	
1-20	G		

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