



**8 NEW VILLAS**

Core End Road, Ball Hill

**Carter Jonas**

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## 8 NEW VILLAS GORE END ROAD BALL HILL RG20 0PF

- Newbury town and mainline station 6 miles
- A34 2.5 miles

Entrance hall · sitting room with wood burner · living room with wood burner leading to the dining room/conservatory · fabulous kitchen · cloakroom · utility area · 4 bedrooms · family bathroom · off street parking · garage · lovely west facing garden · Energy Rating E

### SITUATION

Ball Hill is a small village just over the county border in North Hampshire. It is surrounded by attractive countryside yet is just a few minutes' drive from the centre of Newbury (6 miles) 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 supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, 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 excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

8 New Villas is an attractive Edwardian semi-detached family home offering light and spacious accommodation with a west facing garden adjoining paddocks. The property retains many period features including fireplaces, stripped wooden floors, picture rails and panel doors.

## A BEAUTIFULLY PRESENTED EXTENDED SEMI-DETACHED COTTAGE LOCATED IN THIS SOUGHT AFTER VILLAGE TO THE SOUTH WEST OF NEWBURY.



The accommodation briefly consists of an entrance hall, lovely sitting room with wood burner, further living room with wood burner, adjoining dining room/conservatory and a particularly impressive kitchen. This room has a range of painted wooden eye and base level units, wooden/granite worktops, Rayburn and separate cooker. Additionally, on the ground floor there is utility room and adjacent WC. Stairs from the hall lead to the first-floor landing which has 4 bedrooms, with the main bedroom having fitted wardrobes and a family bathroom with white suite of panel enclosed bath with overhead shower, low level WC and wash hand basin.

### OUTSIDE

To the front of the property there is a block paved driveway with and access to the larger than average garage. The rear garden is a particular feature of the property that has been well maintained and has a raised decking area adjacent to the rear of the house. The remaining garden is predominantly laid to lawn with shrub and flowerbed borders. There is insulated and heated workshop along with a pretty summer house.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** LPG fired central heating and mains drainage, Worcester Bosch boiler fitted December 2022

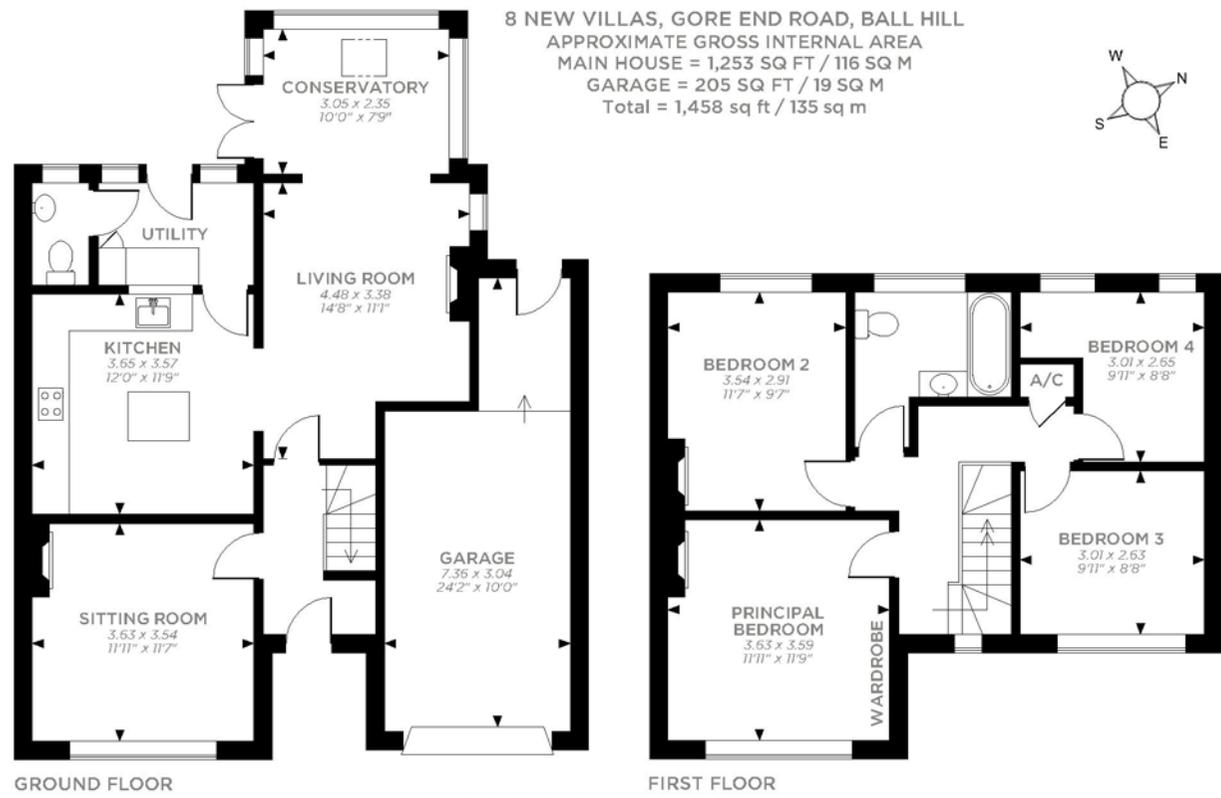
**Local Authority:** Basingstoke & Deane Borough Council

**Council Tax:** Band E

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

**Directions:** From Newbury take the A343 Andover Road out of town, continue on until you rear the two mini roundabouts, continue again onto the Andover Road for approximately 3 miles and take the turning right signposted Ball Hill and East Woodhay, continue on past the Woodpecker public house for 2 miles, after Ball Hill Garages take the second right turn into Gore End Road, continue down the lane and the property can be found on the left hand side.





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 The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

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