



## HANOVER HOUSE

BISHOPS GREEN NEWBURY BERKSHIRE RG20 4HT

**\*\*POTENTIAL TO EXTEND STPP\*\*** A stunning family home situated within close proximity to Newbury centre, spanning across 2604ft<sup>2</sup>, offering a large rear garden, double garage and four double bedrooms.

As you enter the property, you're greeted with an impressive entry hall. The kitchen is to your left and boasts a great open space, perfect for hosting, with access to the utility room and double garage and views over the beautiful front garden. The dual aspect, 24 ft living room has a feature gas fireplace. There is a further reception room which is a great space for another dining area or playroom. There is a generously sized, dual aspect office, which could also be used as a fifth bedroom. The conservatory has stunning views onto the rear garden. Downstairs also benefits from a cloakroom.

Upstairs are four double bedrooms. Bedrooms two and three have built in storage. The master suite features a large dressing area and ensuite, with separate bath and shower. The family bathroom is of a great size and again consists of a separate bath and shower.

To the front of the property is a gated paved driveway with space for several vehicles. There is also a double garage and a small, low maintenance front garden. To the rear is an impressive garden of 0.2 acres. There are flower beds bordering the garden and a feature weeping willow tree. A patio wraps around the house and encases a fish pond. The rest of the garden is mainly laid to lawn.



**Winkworth**



## Bishops Green, Newbury, RG20

Approximate Area = 2236 sq ft / 207.7 sq m

Garage = 368 sq ft / 34.1 sq m

Total = 2604 sq ft / 241.8 sq m

For identification only - Not to scale

### AT A GLANCE

- 2604ft<sup>2</sup> / 241m<sup>2</sup>
- Kitchen
- Living Room
- Dining/Play Room
- Utility
- Office/Bedroom 5
- Conservatory
- Four Double Bedrooms
- Family Bathroom
- Double Garage
- Gated Driveway
- Large Rear Garden

### UTILITIES

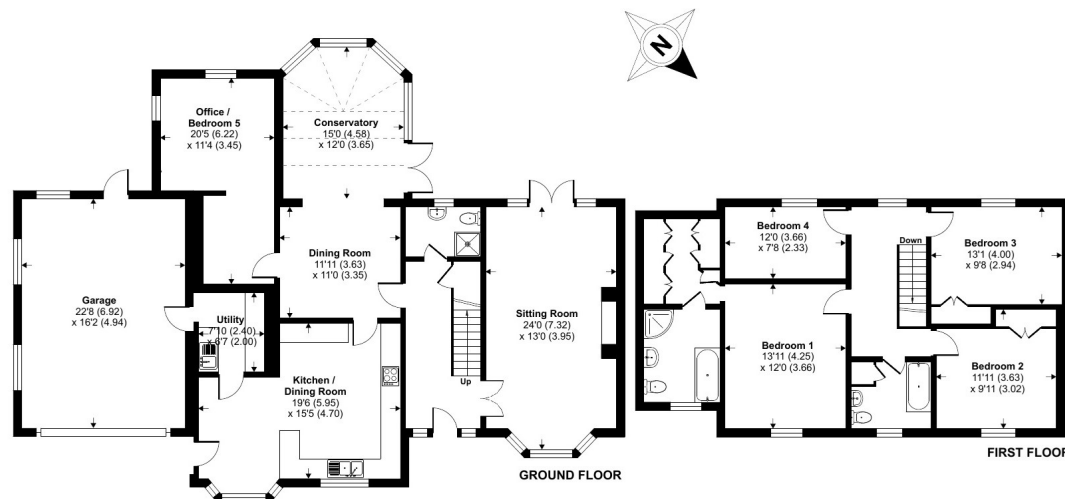
The property is connected to all mains, apart from gas and operates on oil central heating. The house benefits from solar panels and improved insulation in the loft. There is Ultrafast broadband available in the area. There can be limited mobile coverage so please check with your provider.

EPC - D

Basingstoke And Deane Council Tax Band – G

### DIRECTIONS

What3words:///perfected.molars.superbly



## Newbury Office

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# Winkworth

See things differently.