



6 CROCKERS MEAD BALL HILL NEWBURY RG20 OPT

Winkworth



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A SUBSTANTIAL DOUBLE FRONTED FAMILY HOME SITUATED WITHIN THE VILLAGE OF BALL HILL, BEING SOLD WITH NO ONWARD CHAIN

As you enter into the spacious entrance hallway, there is an office to your right with views over the front garden. The living room has a feature gas fireplace and is dual aspect with French doors opening into the dining room. The kitchen has modern grey cabinets and built in appliances and is filled with an abundance of natural light. You also have the bonus of a large utility room off the kitchen area.

To the first floor are three double bedrooms and one single room. Both of the larger rooms benefit from built in wardrobes and ensembles. The family bathroom offers a shower and a bath.

To the rear of the property is a fantastic sized, private garden, which is mainly laid to lawn but has a patioed area at the front and several seating areas towards the back.

At the front of the house is a large garden, laid to lawn with shrubs at the border. The driveway offers ample off street parking, alongside the garage.

There is Superfast Fibre Broadband available in the area and no known mobile coverage issues.

EPC E
Council Tax Band F

AT A GLANCE

- 2094ft² / 194.5m²
- Study
- Cloakroom
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Utility
- Three Double Bedrooms
- One Single Bedroom
- 2 Ensuites
- Family Bathroom
- Garage
- Large Driveway
- No Onward Chain

UTILITIES

LPG central heating
Mains water and drainage

DIRECTIONS

What3words:///dragging.plotted.column

SITUATION

Ball Hill is one of several small hamlets making up the very popular parish of East Woodhay, close to Newbury. There is a great local community and a pub in Ball Hill. Further amenities can be found in Woolton Hill or Kintbury both of which have a primary schooling and village shop. Ball Hill is situated in an area of outstanding natural beauty.



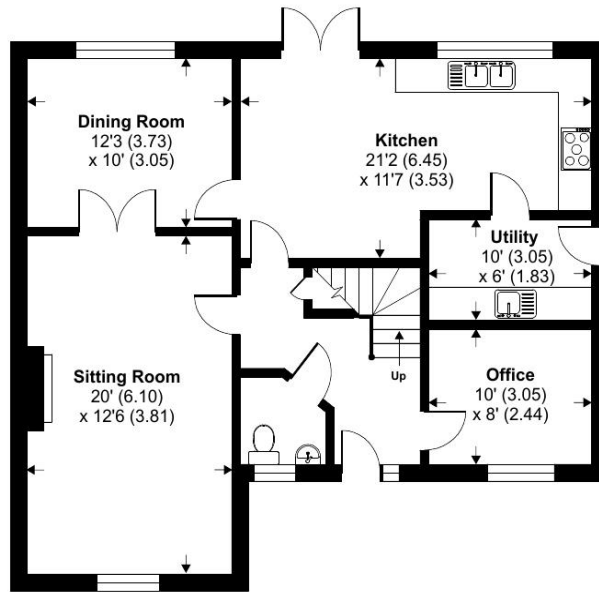
Crockers Mead, Ball Hill, Newbury, RG20

Approximate Area = 1800 sq ft / 167.2 sq m

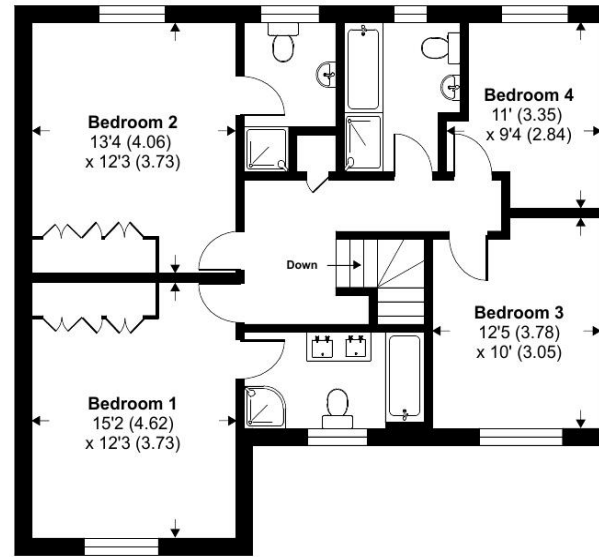
Garage = 294 sq ft / 27.3 sq m

Total = 2094 sq ft / 194.5 sq m

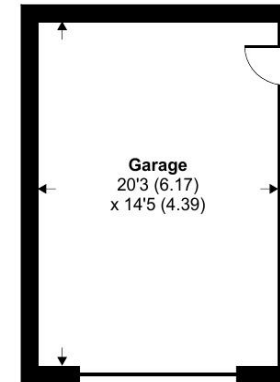
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1078752

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See things differently.