



8 KNOLL GARDENS, WASH WATER, NEWBURY, RG20 0NZ

**Winkworth**



A substantial, detached, family home, in a quiet cul de sac to the south of Newbury.

You are greeted by a most impressive double height reception hall with light pouring in from the full length south facing window and double doors to both of the main reception rooms.

The sitting room has an imposing stone fireplace with a wood burner and is dual aspect opening onto a conservatory.

There is also a dual aspect formal dining room, a well-proportioned kitchen breakfast room with space for a table and sofa and French doors opening onto the terrace.

The ground floor accommodation is completed by a family room, a useful utility and a cloakroom.

On the first floor the galleried landing also benefits from the ample light from the south facing window. The master bedroom and guest bedrooms both have ensuite facilities, there are three further bedrooms and a family bathroom.

The house has well stocked gardens, with a large level lawn and back onto open fields.

There is ample driveway parking and a double sized garage adjacent.

NEWBURY OFFICE 01635 552 552 | [newbury@winkworth.co.uk](mailto:newbury@winkworth.co.uk)

## AT A GLANCE

2691 Square feet/ 249 square meters

Five bedrooms

Three bath/shower rooms

Sitting room with woodburner

Dining room

Conservatory

Family room

Kitchen/breakfast room

Utility

Cloakroom

Double height reception hall

Fabulous gardens

Double garage

Parking

St Bartholomew's catchment

## UTILITIES

Mains water, electricity, gas and drainage.

Gas fired central heating.

West Berkshire Council Band G

EPC C

## DIRECTIONS

For Sat Nav RG20 0NZ.

## SITUATION

The property is situated in a cul-de-sac, backing onto open fields, in the hamlet of Wash Water, just to the south of Newbury.

The hamlet has a pub.

The A34 Newbury bypass is a short drive away.





## Newbury Office

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**Winkworth**

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