

# HILLIER & WILSON



*Newfriars, Enborne Row, Wash Water, Newbury, RG20 0ND*



## Enborne Row, Wash Water

An attractive two/three bedroom detached chalet style home located in the rural setting of Enborne Row, just outside the village of Ball Hill. The property has been improved by the current owners and offers potential to extend (subject to the usual consents) whilst other benefits include air source heat pump centralised heating, uPVC double glazing, generous garden, garage and some neighbouring woodland measuring in the region of 1/2 of an acre. The ground floor comprises porch, entrance hall, sitting room, study/bedroom, family bathroom, refitted kitchen with integrated appliances and larder cupboard, dining room and boot room. Upstairs there are two double bedrooms with access to eaves storage. Externally there is a private and enclosed wrap around garden which is mainly laid to lawn with mature hedge borders and both patio and stoned seating areas. To the side, there is off road parking via driveway and access to the garage, whilst beside the property is access to their wooded area that consists of mature trees, greenery, a stream and a haven for wildlife. Enborne Row is ideally located just a short drive from the local amenities of Wash Common and Newbury town centre, whilst also surrounded by beautiful countryside, including the nearby National Trust nature reserve.







- TWO/THREE BEDROOM DETACHED CHALET HOME
- IMPROVED BY THE CURRENT OWNERS
- SOUGHT AFTER RURAL SETTING NEAR BALL HILL
- POTENTIAL TO EXTEND (STTC)
- AIR SOURCE HEAT PUMP WITH SUBSIDY of £477 PER QTR.
- IN THE REGION OF 1/2 ACRE IN NEIGHBOURING WOODLAND

Services:

Mains services are connected  
(Except gas & mains drainage)

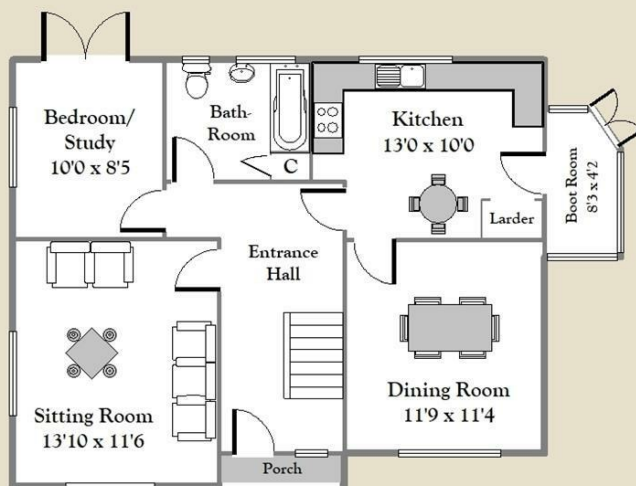
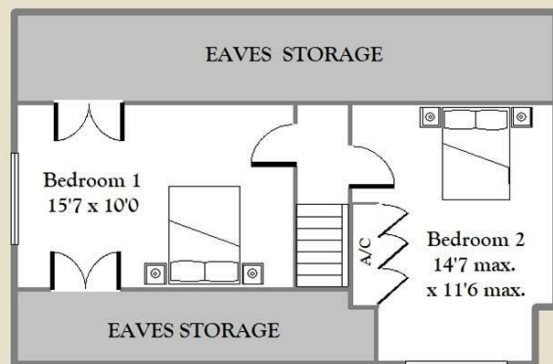
EPC: Rating D

Council Tax: Band E

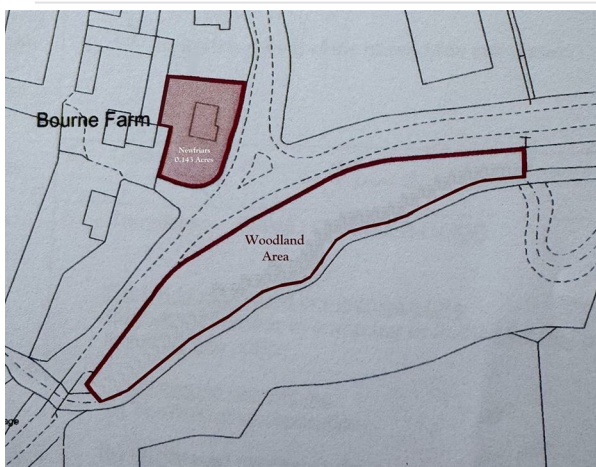
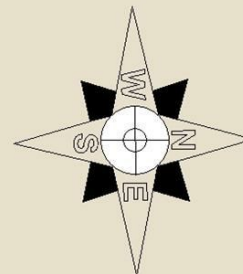
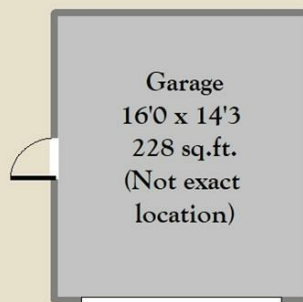




# Enborne Row Wash Water



APPROX GROSS INTERNAL  
FLOOR AREA 1086 sq.ft. (100 sq.m)  
Garage 228 sq.ft. (21 sq.m)  
TOTAL: 1314 sq.ft. (122 sq.m)  
For identification only (Not to scale) Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.