



Knights Lane
Ball Hill

HILLIER & WILSON

Knights Lane Ball Hill Hampshire RG20 0NW

A beautifully presented three bedroom cottage dating back to circa 1900's located in the highly sought after village of Ball Hill. The charming property boasts characterful features whilst also benefitting from oil fired central heating, part uPVC double glazing, views over neighbouring fields and off road parking. The ground floor comprises boot room, kitchen, large sitting room with log burner and a conservatory with access onto the garden. Upstairs, there are three bedrooms (one of which has built-in wardrobes) and a family bathroom. Externally, there is a well maintained rear garden which is mainly laid to lawn with a decked seating area and access to the field at the rear; whilst to the front of the property, there are outbuildings in the way of a home office/utility and a storage shed, a small wooden garage and off road parking via driveway. Ball Hill is a popular village to the south of Newbury and has good local amenities including a garden centre, garage and pub/restaurant. The nearby villages of Woolton Hill and East End have highly regarded junior schools.

Services:

Mains services are connected.
(except gas)

EPC: Rating C

Full results of Energy
Performance Certificate
can be sent on request.

Council Tax:

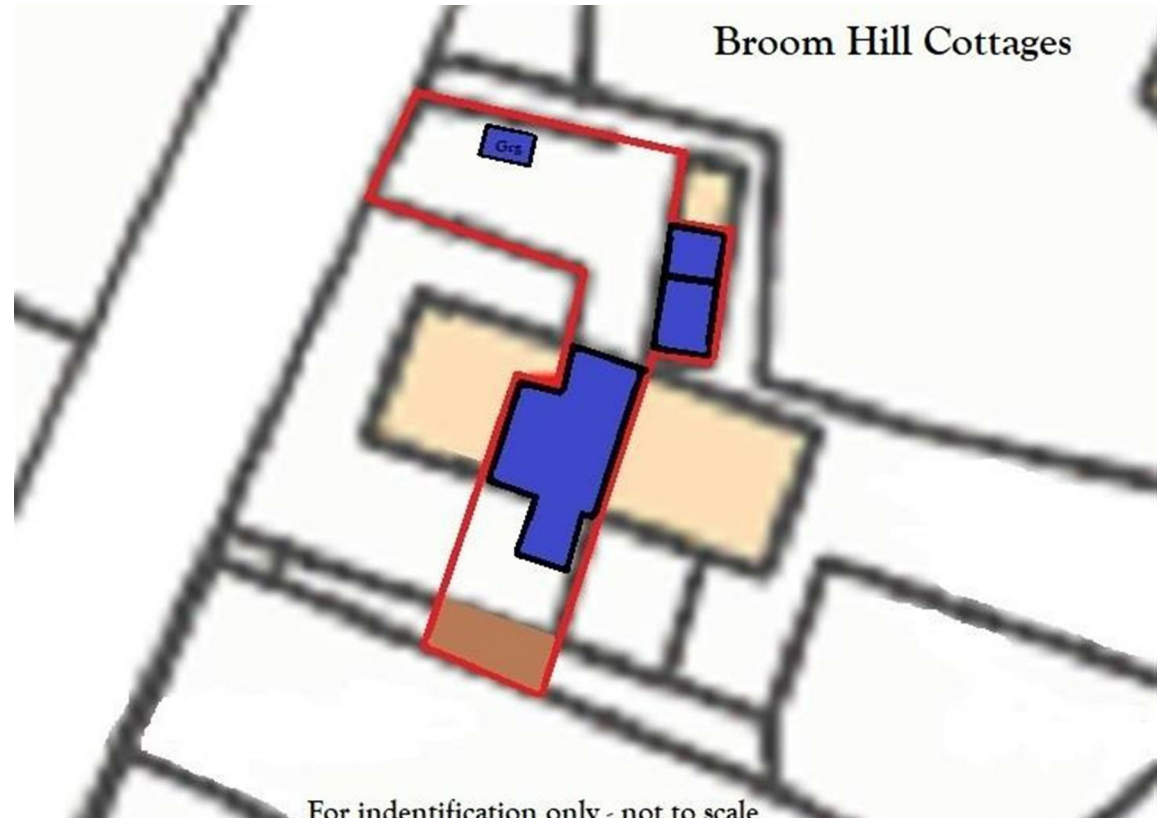
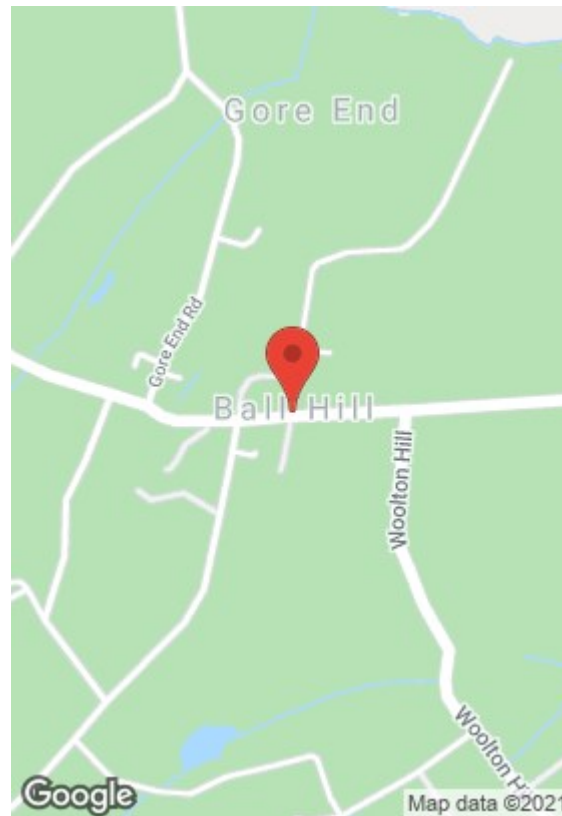
Band D

Viewing:

Strictly by confirmed
appointment with
Hillier & Wilson
01635 522044

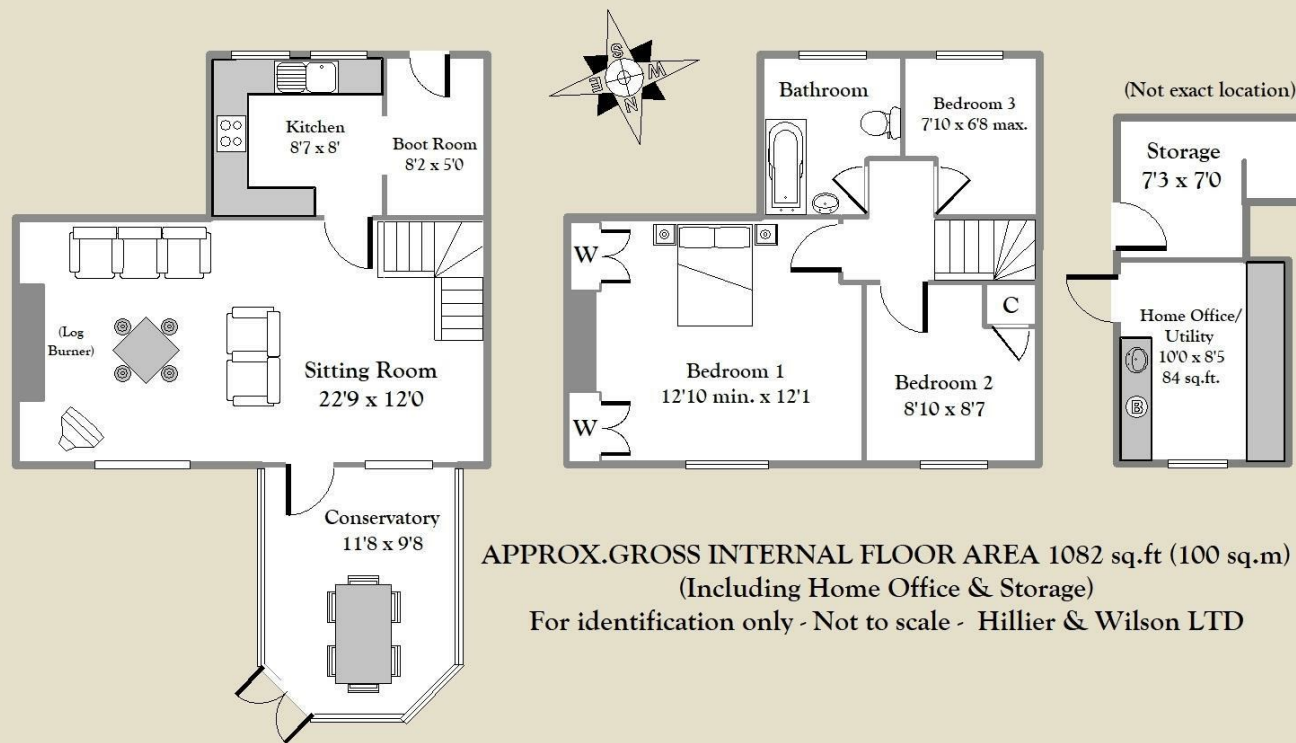
Directions

From Hillier & Wilson offices south onto Newtown Road at the roundabout take the third exit onto the Andover Road, continue on until you reach the two mini roundabouts, continue again onto the Andover road for approximately one mile and take the turning right signposted Ball Hill and East Woodhay, continue on past the Woodpecker public house for two miles, after Ball Hill Garages turn right onto Knights Lane, continue down the lane near the very end and the property can be found on the right hand side.





Broom Cottages, Knights Lane, Ball Hill



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

