



**OBERON**

Guide Price £555,000

**Carter Jonas**

## **OBERON GORE END BALL HILL RG20 0PH**

- Newbury town centre with fast trains to London Paddington in less than one hour 5.6 miles  
- Excellent road links to the A34, M4 motorway, and M3 motorway, providing fast routes to local business centres and central London

Entrance hall · large sitting room · kitchen · sunroom · conservatory · 2 double bedrooms · shower room · single garage · drive · a good sized rear garden which is south facing with an overall plot measuring approximately 0.2 acres · Council Tax Band E · Energy Rating F

### **SITUATION**

Ball Hill is a small village just over the county border in North Hampshire with a number of local organisations and clubs plus good walking on the hills that are close by. It is surrounded by attractive countryside yet is just a few minutes drive from the centre of Newbury with good access to the A34, which also gives speedy access to the M4 at junction 13. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### **DESCRIPTION**

Oberon is an individual property that has been a well-loved home for many years but is now in need of some updating.

**SITUATED IN A QUIET NO THROUGH LANE AN INDIVIDUAL DETACHED BUNGALOW WITH A GENEROUS GARDEN AND HUGE SCOPE TO BE EXTENDED AND IMPROVED SUBJECT TO PLANNING PERMISSION.**



The bungalow provides ample opportunity for it to be redeveloped into a much larger dwelling subject to planning permissions from Basingstoke and Deane Borough Council. It currently offers a sitting room, kitchen, sunroom, conservatory, 2 double bedrooms and a shower room.

#### **OUTSIDE**

To one side of the property is an adjoining single garage with a drive to the front providing off-road parking. The rear garden is south facing, private and well established with a number of mature trees, shrubs and plants.

### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, oil fired central heating

**Local Authority:** Basingstoke & Deane Borough Council

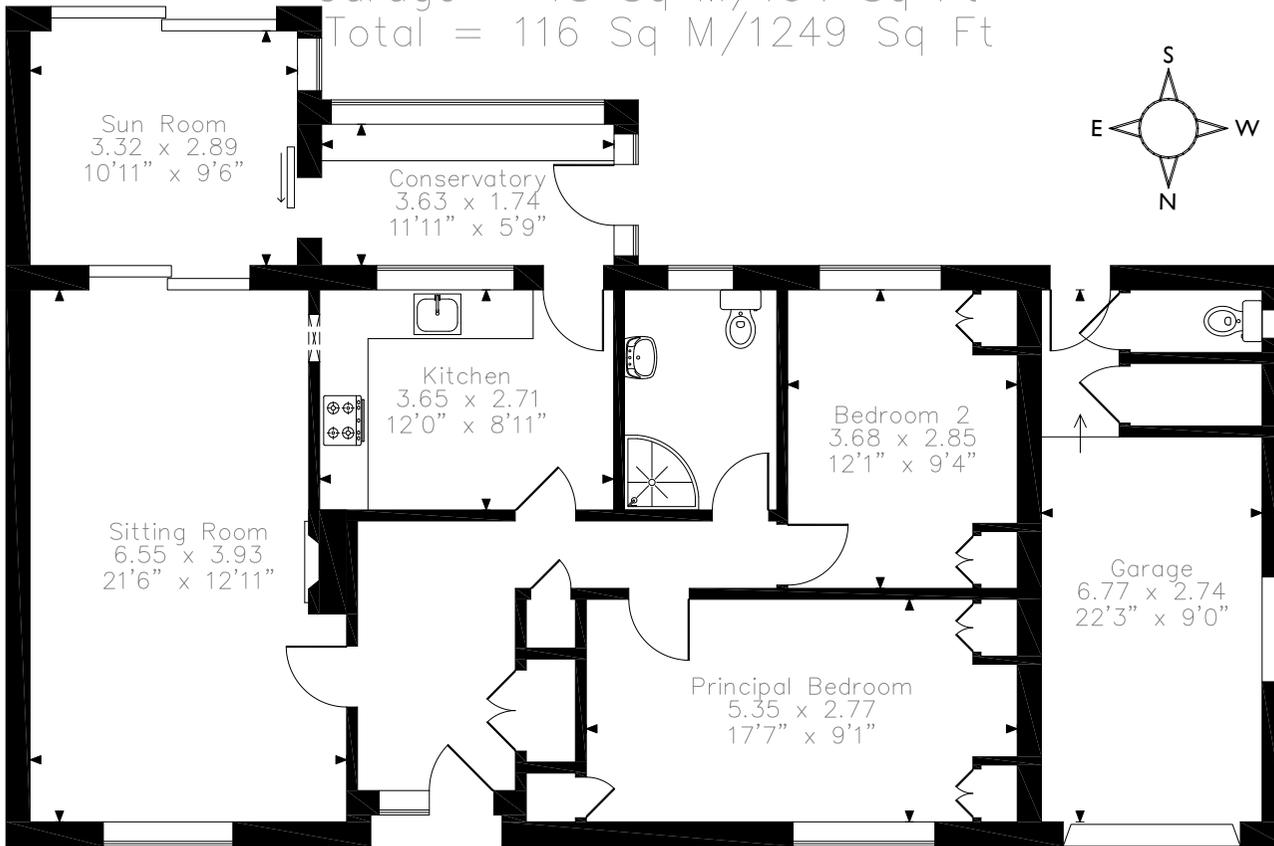
**Council Tax:** Band E

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG20 0PH



Oberon, Gore End, Newbury, Hampshire  
 Approximate Gross Internal Area  
 Main House = 98 Sq M/1055 Sq Ft  
 Garage = 18 Sq M/194 Sq Ft  
 Total = 116 Sq M/1249 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.