



WHISPERING OAK
Guide Price £595,000

Carter Jonas

WHISPERING OAK 1 GRAVELLY CLOSE NORTH END RG20 0BG

- Newbury town centre and mainline train station with trains to London Paddington in less than an hour 5.4 miles
- M4 (junction 13) 11 miles
- A34 3.6 miles

Entrance hall · sitting/dining room · large conservatory · kitchen/breakfast room · utility room · external storeroom · cloakroom · principal bedroom with ensuite shower room · 2 further bedrooms · bathroom · large detached double garage with potting shed · garden office · private drive · large garden of 0.21 acres · quiet and attractive rural location in this sought after area · Energy Rating E

SITUATION

Whispering Oak is a semi-detached house in a small cul-de-sac of just six properties, all of which have large gardens and ample space between them. The house is situated on the edge of North End which is a highly desirable village situated south-west of Newbury. It is a very quiet location away from main roads and is surrounded by very attractive countryside. The location offers wonderful walking and cycling and is within very easy access to major road networks including the A34 and M4 motorway. From the property it is only a short drive to the neighbouring villages where there are a range of facilities including pubs and restaurants. The property is in the catchment area for Saint Martin school at East Woodhay or St Thomas school at Woolton Hill, both of which are highly respected primary schools. There are also a number of good independent schools within a short drive. Newbury town centre is within easy access where there is a range of shopping and entertainment facilities, as well as the mainline station with trains to London Paddington in less than one hour.

SITUATED IN A SOUGHT AFTER RURAL LOCATION ON THE SOUTH-WEST SIDE OF NEWBURY A SEMI-DETACHED COUNTRY PROPERTY WITH A LARGE DOUBLE GARAGE, GARDEN OFFICE AND A PLOT OF 0.21 ACRES. AMPLE SCOPE FOR FURTHER EXTENSION AND IMPROVEMENT SUBJECT TO THE USUAL PLANNING PERMISSIONS.



DESCRIPTION

Whispering Oak is a very solidly built semi-detached house that has been extended over the years to now provide 1453 ft.² of accommodation excluding the large garage and garden office. The property is now vacant so there is no onward chain and it is likely that the purchaser would look to upgrade certain aspects of the house, and there is also enormous scope for it to be extended further, should a buyer require additional accommodation, and subject to planning permission. It currently offers an entrance hall, an open plan sitting/dining room with doors to a large conservatory. There is a good size kitchen/breakfast room, a large utility and a downstairs WC. Upstairs the principal bedroom has an ensuite shower room, there are two further bedrooms and a family bathroom.

OUTSIDE

There is a drive to one side of the property and a large detached double garage with an additional potting shed and storeroom to the rear. In the garden there is a very useful home office which could be used for a variety of different reasons. The garden has a very sunny south-west facing aspect and is very private and offers wide areas of level lawn with a paved patio directly behind the property.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Basingstoke & Deane Borough Council

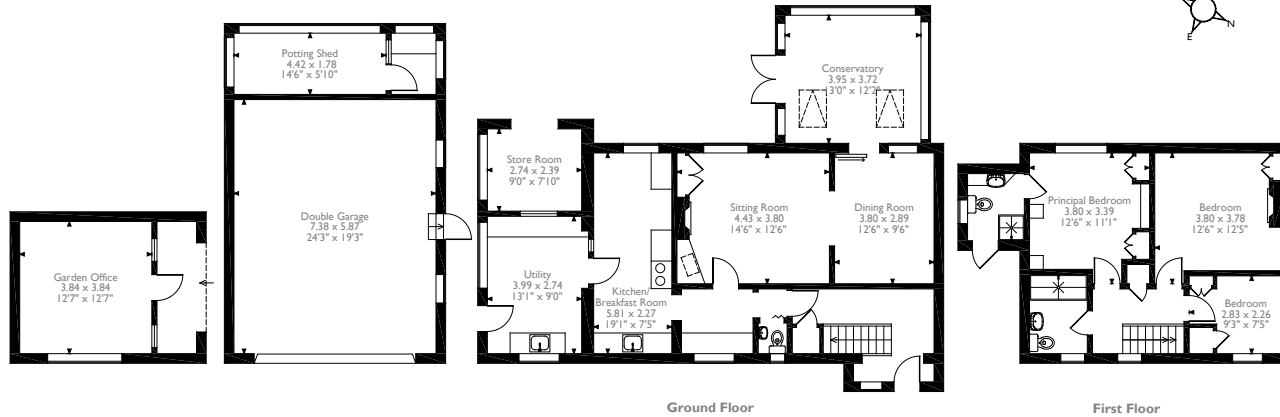
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 0BG



I, Gravelly Close, North End, Newbury, Hampshire,
 Approximate Gross Internal Area
 Main House = 135 Sq M/1453 Sq Ft
 Garage = 55 Sq M/592 Sq Ft
 Outbuilding = 27 Sq M/215 Sq Ft
 Total = 217 Sq M/2260 Sq Ft



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		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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