



BLADON

Guide Price £575,000

Carter Jonas

BLADON HEATH END NEWBURY RG20 0AP

- Newbury town centre and mainline railway station, with trains to London Paddington in less than an hour 5.4 miles
- M4 (junction 13) 10 miles
- A34 3 miles

Conservatory porch entrance · kitchen with dining area · sitting room with wood burner and views to the front aspect · useful utility room linked to a shower room and WC · 3 bedrooms, two with built in wardrobes · family bathroom · double glazing · detached garage · generous gardens with a westerly aspect from the rear · well tended gardens surrounding the property · highly sought after village and countryside views · Energy Rating D

SITUATION

Bladon is a detached bungalow situated in a rural location on the outskirts of the highly sought after village of Heath End. The property is located in a very special part of West Berkshire, just south-west of Newbury and surrounded by beautiful countryside in a quiet position away from main roads. The location offers wonderful walking and cycling and is in very easy access to the A34 and M4. The property is a short drive from neighbouring villages where there are a range of facilities including pubs and restaurants and within the catchment area for St Martin's school at East Woodhay and St Thomas school at Woolton Hill, both 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 to Paddington in less than one hour.

DESCRIPTION

Bladon is an attractive detached bungalow offering flexible and good quality accommodation within delightful private gardens that surround the property giving a pleasant and

AN ATTRACTIVE 3 BEDROOM DETACHED BUNGALOW SET IN LOVELY PRIVATE GARDENS AND WELL LOCATED IN THIS DESIRABLE VILLAGE. THE PROPERTY BENEFITS FROM A MODERN KITCHEN DINER, DETACHED GARAGE AND GENEROUS DRIVEWAY.



DESCRIPTION

peaceful setting. A small conservatory porch gives access into the dining area of a modern well equipped kitchen with built in appliances and leads to a useful utility room with plumbing and space for additional white goods. In turn this gives access to a modern shower room and WC. There is a comfortable sitting room with countryside views to the front aspect and a fireplace with wood burner and 3 bedrooms including two with built in wardrobes, the third making a great guest room, study or nursery. The accommodation is completed by a family bathroom in classic white with tiled walls and wood panelling.

OUTSIDE

The gardens and location are a particular feature of the property, a driveway gives generous parking and access to the detached garage. The plot is elevated giving lovely views over the village and provides a good area of private useable front garden enclosed by high hedging and newly fenced at the boundary. The gardens surround the bungalow and open to a beautiful rear garden with lush lawn and well tended borders all finished with a good quality patio and deck area leading to the garage and with access to the driveway and frontage.

ADDITIONAL INFORMATION

Tenure: Freehold

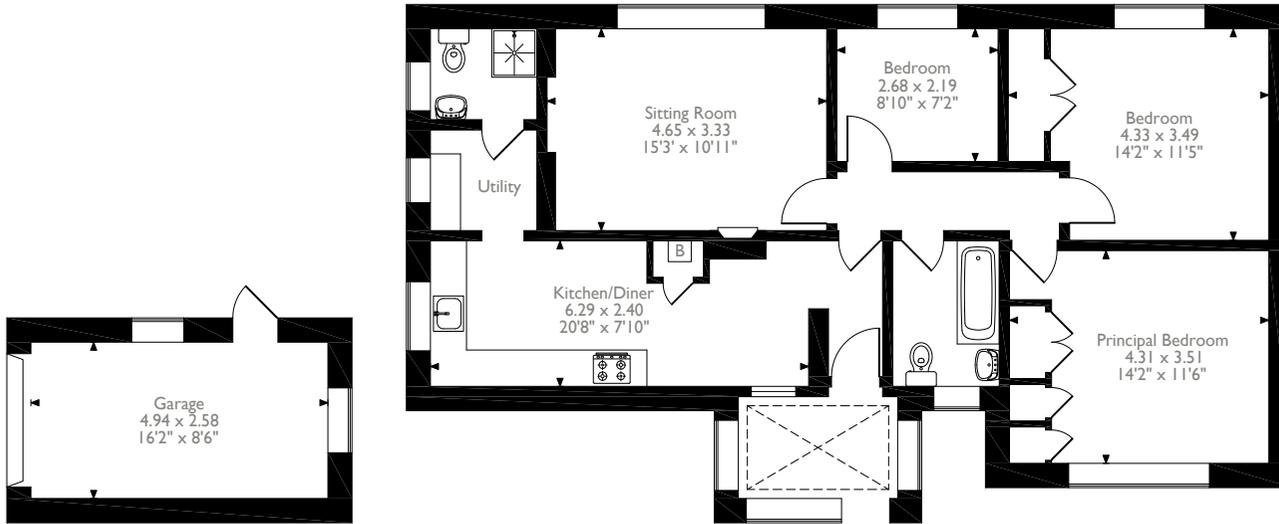
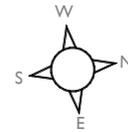
Services: Oil fired central heating, mains water and electricity, private drainage

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band E



Bladon, Heath End, Newbury
 Approximate Gross Internal Area
 Main House = 93 Sq M/1001 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 106 Sq M/1141 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		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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