



12 KNOLL GARDENS WASH WATER NEWBURY RG20 0NZ

Winkworth



A substantial, family home, in the hamlet of Wash Water, and in excellent school catchment.

Built in around 2005, to a high standard by David Wilson Homes, the house has well-proportioned rooms, a fantastic central hall and an amazing 26ft x 13ft family kitchen.

The house has a wonderful feeling of space from the moment you walk in to the large double height reception hall, with its central staircase and galleried landing.

All of the rooms are generous and well-proportioned with a good deal of natural light throughout. The sitting room has a fabulous fireplace with woodburning stove, French doors to the terrace and windows either side of the fire.

There is a formal dining room with bay window to the front and a useful study. Many of the main reception rooms have double doors to the hall adding to the feeling of light and space.

At the rear of the house is a spacious kitchen/breakfast/family room, which has plenty of room for a table and sofa and really is the heart of the house.

Completing the ground floor is a cloakroom and useful utility and plentiful storage for everyday items.

The galleried landing is a real feature of the first floor with a large south facing window allowing light to pour in.

The main bedroom has an ensuite, as does the guest bedroom. All five of the well-proportioned bedrooms have integrated wardrobes. The first floor is completed by a family bathroom.

The house has mature gardens, mostly walled, which offer a good degree of privacy, ample driveway parking and a detached double sized garage.

No onward chain.



AT A GLANCE

2756 Square feet/ 256 square metres

Five bedrooms

Three bathrooms

Sitting room

Dining room

Study

Kitchen/breakfast/family room

Cloakroom

Utility

Garage

Ample driveway parking

Gardens

Excellent school catchment

No onward chain

UTILITIES

Mains water, electricity, drainage and gas.

Gas fired central heating

West Berkshire Council Band G

EPC C

DIRECTIONS

For Sat Nav RG20 0NZ

What Three Words///

crispy.extent.coats

SITUATION

The property is situated in a small, exclusive development of similar homes, set within the hamlet of Wash Water.

Wash Water has a local pub and there a lots of lovely footpaths to explore nearby. School catchments are excellent, being in catchment for St Bartholomew's in Newbury and nearby Enborne Primary School.

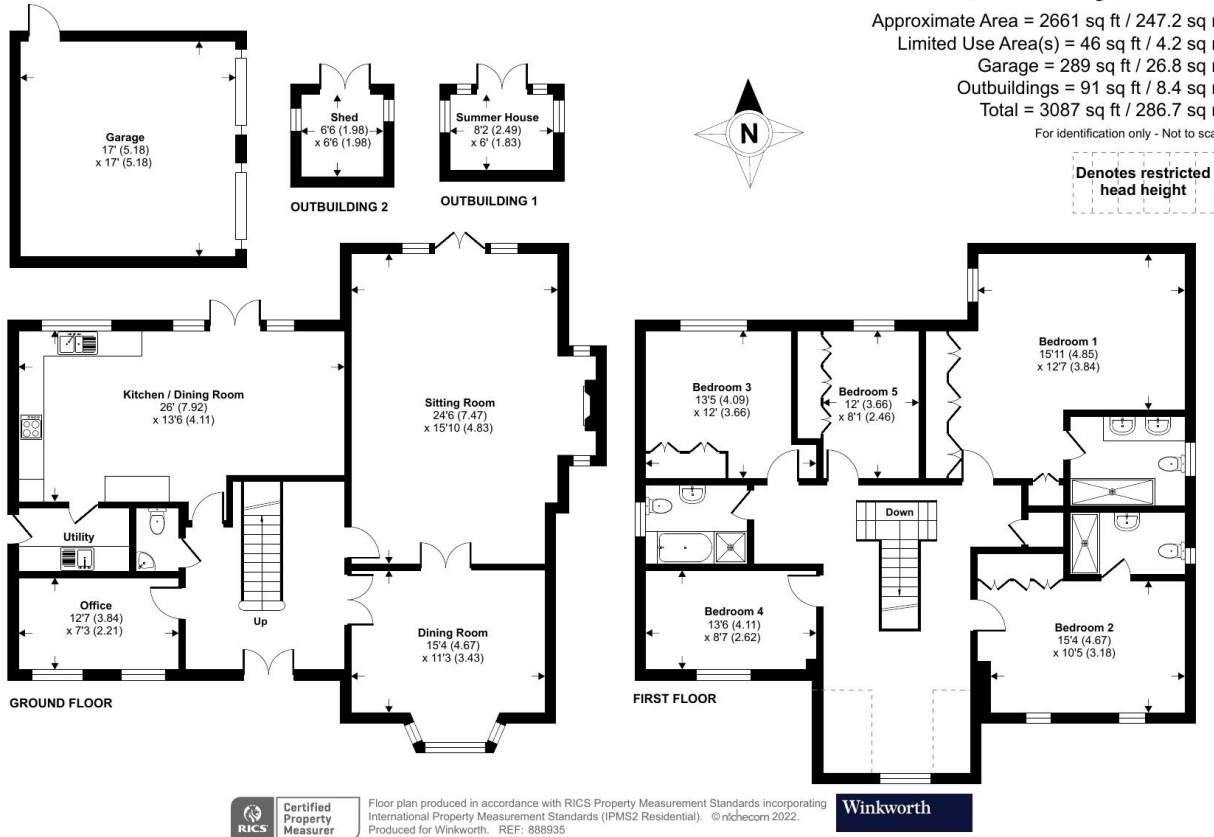
Access to the road network is a short drive away, onto the A34 Newbury Bypass and fast trains to London (Paddington) can be found in Newbury.



Knoll Gardens, Newbury, RG20e

Approximate Area = 2661 sq ft / 247.2 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Garage = 289 sq ft / 26.8 sq m
 Outbuildings = 91 sq ft / 8.4 sq m
 Total = 3087 sq ft / 286.7 sq m

For identification only - Not to scale



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See things differently.