



THE GABLE HOUSE

ANDOVER ROAD WASH WATER RG20 0LS

A beautifully presented family home, with three bay garage, annexe and large home office, set in almost a third of an acre garden with cosmetic work required and planning granted for a two storey extension.

The property offers, reception hall, sitting room, family room, conservatory, an amazing 21ft x 17ft kitchen dining room, utility and boot room.

On the first floor there is a principal bedroom with ensuite and single bedroom (currently being used as a dressing room), two further double bedrooms and a family bathroom and on the top floor a large open plan bedroom.

There is a three bay garage to the front. Above this is a spacious bedroom/ studio with ensuite giving a total of 6 bedrooms to the property.

To the rear of the garden is a 27ft x 11ft playroom or home office, currently set up with a golf simulator.

The property has ample driveway parking and gardens extending to almost a third of an acre. The property has ample driveway parking and gardens extending to almost a third of an acre.



Winkworth

AT A GLANCE

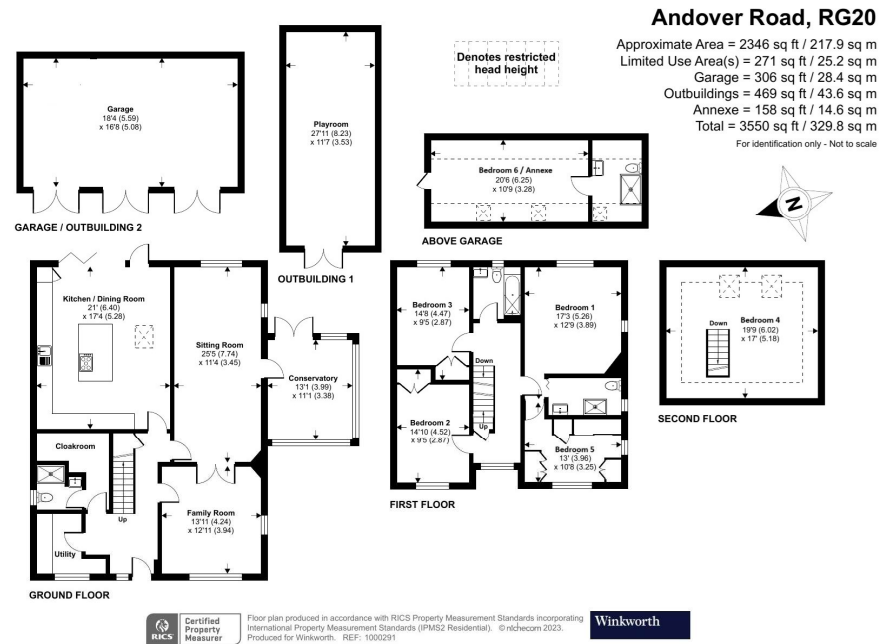
- Four double bedrooms over 2 floors
- One single bedroom
- Further bedroom in annexe accommodation
- Two bathrooms
- Drawing room
- Dining room
- Kitchen/breakfast room
- Conservatory
- Cloakroom/utility
- In all around 1/3 rd of an acre
- 22/01083/HSE Basingstoke and Deane Planning granted for 2 storey extension

UTILITIES

The property is connected to mains water and sewerage and operates on oil fired central heating.
EPC - E
West Berkshire Council Tax band - G

DIRECTIONS

[what3words///parrot.glow.units](https://www.what3words.com/parrot.glow.units)



Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT
01635 552552 | newbury@winkworth.co.uk

[winkworth.co.uk/newbury](https://www.winkworth.co.uk/newbury)

Winkworth

See things differently.