



Brunsd
ASSOCIATES 

Briars, Broad Layings, Woolton Hill, RG20 9TU

Guide Price: £849,950

A high quality and sympathetic conversion of a locally listed character house in a quiet rural lane opposite National Trust Woodland

Entrance hall, 2 reception rooms, kitchen/breakfast/family room, cloakroom, utility/boot room, master bedroom with dressing area and en-suite, 3 further bedrooms, family bathroom, carport, landscaped gardens

THE PROPERTY

Briars has just undergone a major renovation and extension creating a unique country house successfully mixing original features with contemporary design. The heart of the house is the new kitchen with dining and living area. It is fitted with modern high gloss units with quartz worktops. Fitted appliances include a NEFF microwave, 2 NEFF ovens, hob and Bosch dishwasher. There is flooring throughout the house, including stone tiles to the kitchen and family room. There are Victorian style ceramic tiles in the utility, cloakroom and rear lobby. The two bathrooms have fully tiled walls and marble flooring. Reception rooms will be carpeted. The heating is oil fired with underfloor heating in the kitchen/breakfast/living area, rear lobby and cloakroom. The rest of the house has contemporary radiators. There are three open fireplaces in the house including one in the utility room, ideal for wet dogs and raincoats.

OUTSIDE

The whole area outside the house has been hard landscaped with attractive brick retaining walls and paths. The main garden is south facing and seeded for a new lawn. There is a two bay oak framed car port at the end of the garden. All three reception rooms look out on the south facing garden. There is a courtyard area on the west side of the house ideal for evening sun. The property is directly opposite the pedestrian entrance into "The Chase" a beautiful area of National Trust Woodland with a lake in the middle.

LOCATION

Woolton Hill is a highly desirable village some 5 miles to the south of Newbury and Briars is situated in one of the best locations in the village living opposite "The Chase" a National Trust Woodland area with a lake, perfect for dog walking. It has all the requirements for daily living with a health centre, village shop/Post Office and pub/restaurant. There is excellent walking, cycling and riding in the surrounding countryside. Communications via road and rail are well served with the A34 about 1 mile away offering access to the north to J13 of the M4 and also south to J6 of the M3. From Newbury Station (4 miles) trains into London Paddington in about 1 hour. From Whitchurch (about 7 miles) trains into London Waterloo in just over 1 hour. Southampton Airport is approx 35 miles and Heathrow 45 miles. Shopping facilities are convenient with Marks & Spencer Food Hall in the Retail Park approx. 10 minutes drive and Waitrose less than 15 minutes drive.

DIRECTIONS

Leave Newbury on the A343 Andover Road. Pass the A34 entrances and take the next right signposted Woolton Hill and Kintbury. Take the first right signposted Broad Layings and after $\frac{1}{3}$ mile take the first right hand turn (effectively straight ahead) into an unmarked lane. Briars will be found on the left hand side at the bottom of the hill.

COUNCIL TAX

To be advised.

SERVICES

Electricity, mains water and drainage. Oil Fired Central Heating.

VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates **01635 255501** property@brunsden.com www.brunsdon.com IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.





Energy Performance Certificate



Briars, Broadlayings, Woolton Hill, NEWBURY, RG20 9TU

Dwelling type: Detached house
 Date of assessment: 04 December 2017
 Date of certificate: 06 December 2017

Reference number: 8697-3843-4829-0407-7233
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 3,750**

Over 3 years you could save **£ 828**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	
Heating	£ 3,021 over 3 years	£ 2,292 over 3 years	
Hot Water	£ 471 over 3 years	£ 372 over 3 years	
Totals	£ 3,750	£ 2,922	You could save £ 828 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

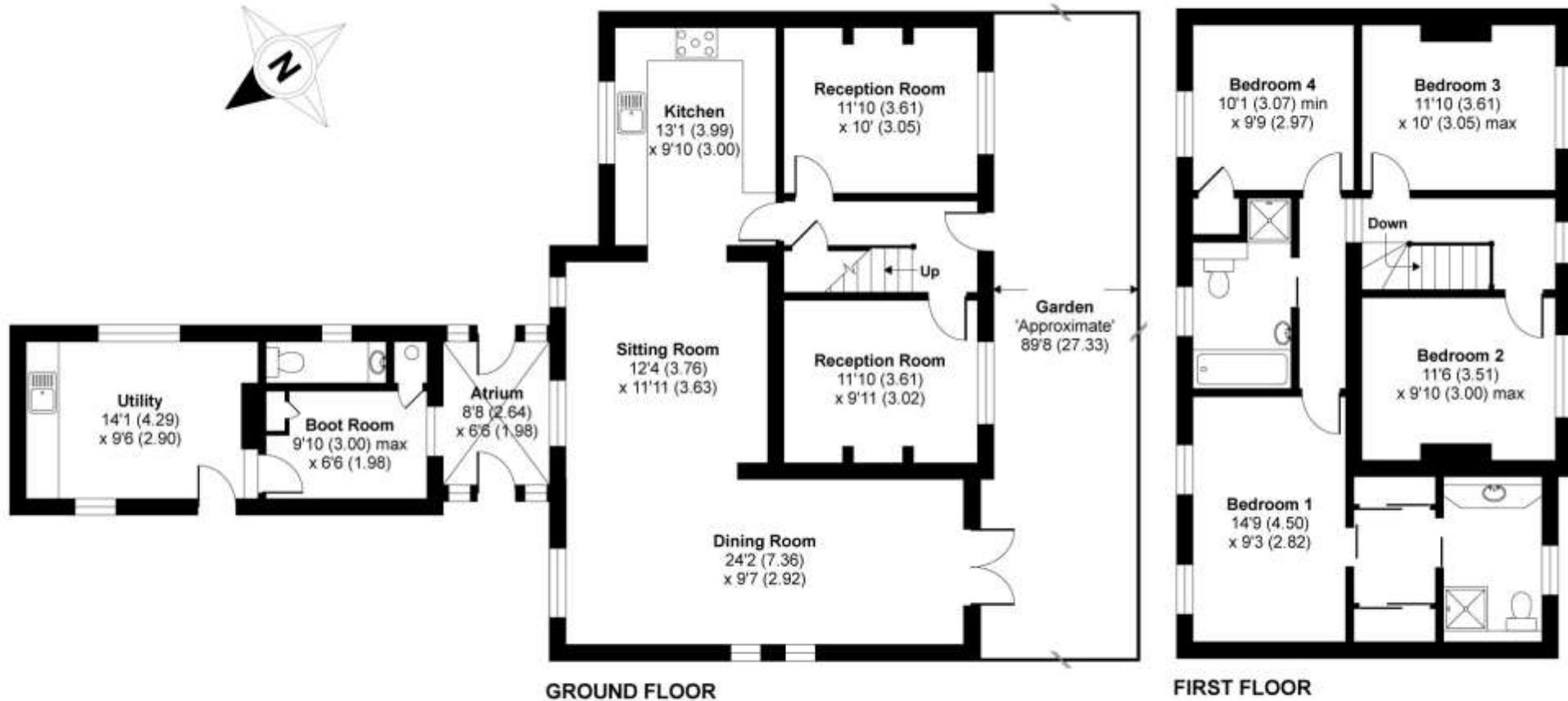
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 627	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 102	✓
3 Solar water heating	£4,000 - £6,000	£ 99	✓

See page 3 for a full list of recommendations for this property.

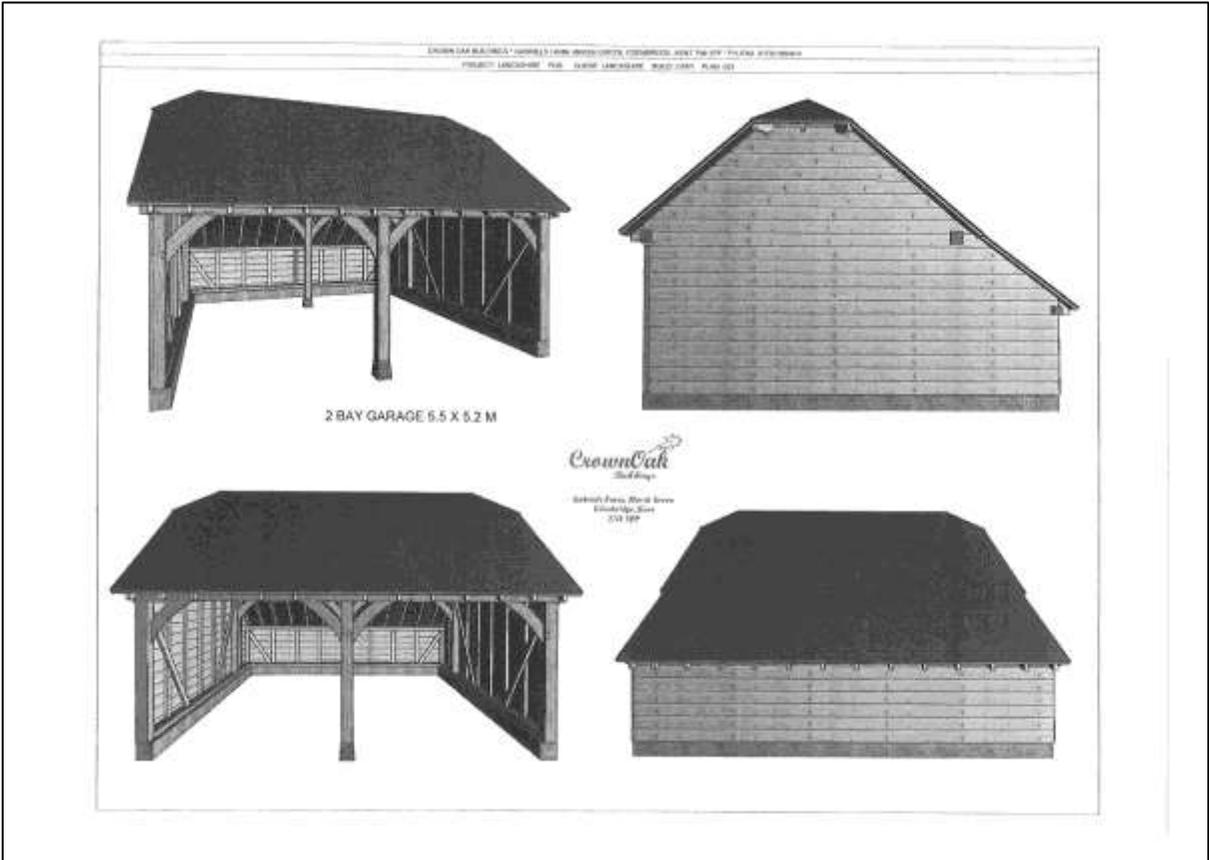
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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APPROX. GROSS INTERNAL FLOOR AREA 2012 SQ FT 186.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





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