



**Brunsdan**  
ASSOCIATES 

2 Olive Branch Cottages, Folly Road, Inkpen, RG17 9QB

**Guide Price: £579,999 – Freehold**

**An attractive family house with spacious flexible accommodation in a good location**

**Covered Porch, entrance hall, turned staircase, cloakroom, study, sitting room with attractive bay window, dining room, kitchen, garden room, covered utility area and store with access to front and back gardens, master suite with wardrobes and en-suite bath and shower room, 3 further bedrooms, family bathroom, private south facing garden, off road parking**

#### **THE PROPERTY**

2 Olive Branch Cottage is a spacious family house which has extensive accommodation designed for family living. There is a generous sitting room with dining area opening to a most attractive family/garden room, further reception room/study, kitchen with useful utility area and cloakroom on the ground floor. Complemented on the first floor by four double bedrooms all with built in wardrobes by Sharps. The master bedroom also has a stunning refitted en suite with free standing bath and separate shower, there is also a family bathroom.

#### **OUTSIDE**

There is off street parking via a block paved driveway with access to a large garage. The rear garden is also a real feature of the property giving excellent privacy and offering a southerly aspect. A patio at the rear of the house gives way to an extensive well-tended level lawn with shrub borders to either side.

#### **LOCATION**

Inkpen is a very well considered West Berkshire village set within an area of outstanding natural beauty and boasts two local pubs and a primary school. There are many local footpaths through woodland and rural countryside ideal for those who like walking. The nearby village of Kintbury offers a wider range of amenities including doctors surgery, local village shops and benefits from a railway station on the Paddington line with services to London.

#### **DIRECTIONS**

Follow the A4 out of Newbury heading west and turn left towards the village of Kintbury. Proceed past Kintbury train station and up the hill taking the second left onto Inkpen Road. At the end of the road bear right onto Blandy's Hill and continue to the crossroads with Forbury Lane and Kintbury Road. Turn right onto the Kintbury Road and proceed into Inkpen, at the fork bear right onto Folly Road, The property can be found on the left.

#### **COUNCIL TAX**

We have been informed by West Berkshire Borough Council that the property is in **Band F** with tax payable of **£2,367.49** for the period 2018/2019.

#### **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](mailto:property@brunsden.com) [www.brunsdon.com](http://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



2 Olive Branch Cottages, Folly Road, Inkpen, HUNGERFORD, RG17 9QB

Dwelling type: Detached house  
 Reference number: 8703-8570-1229-8197-6133  
 Date of assessment: 13 September 2017  
 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 13 September 2017  
 Total floor area: 158 m<sup>2</sup>

### 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:** **£ 4,410**

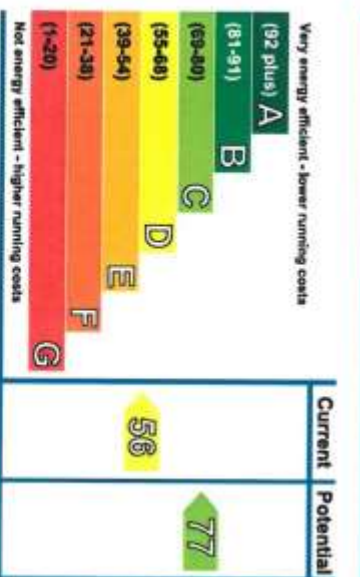
**Over 3 years you could save** **£ 1,653**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 468 over 3 years	£ 246 over 3 years	
Heating	£ 3,273 over 3 years	£ 2,292 over 3 years	
Hot Water	£ 669 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 4,410</b>	<b>£ 2,757</b>	<b>You could save £ 1,653 over 3 years</b>

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 Floor insulation (suspended floor)	£800 - £1,200	£ 333	✓
2 Low energy lighting for all fixed outlets	£55	£ 177	
3 Hot water cylinder thermostat	£200 - £400	£ 255	✓

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](http://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.

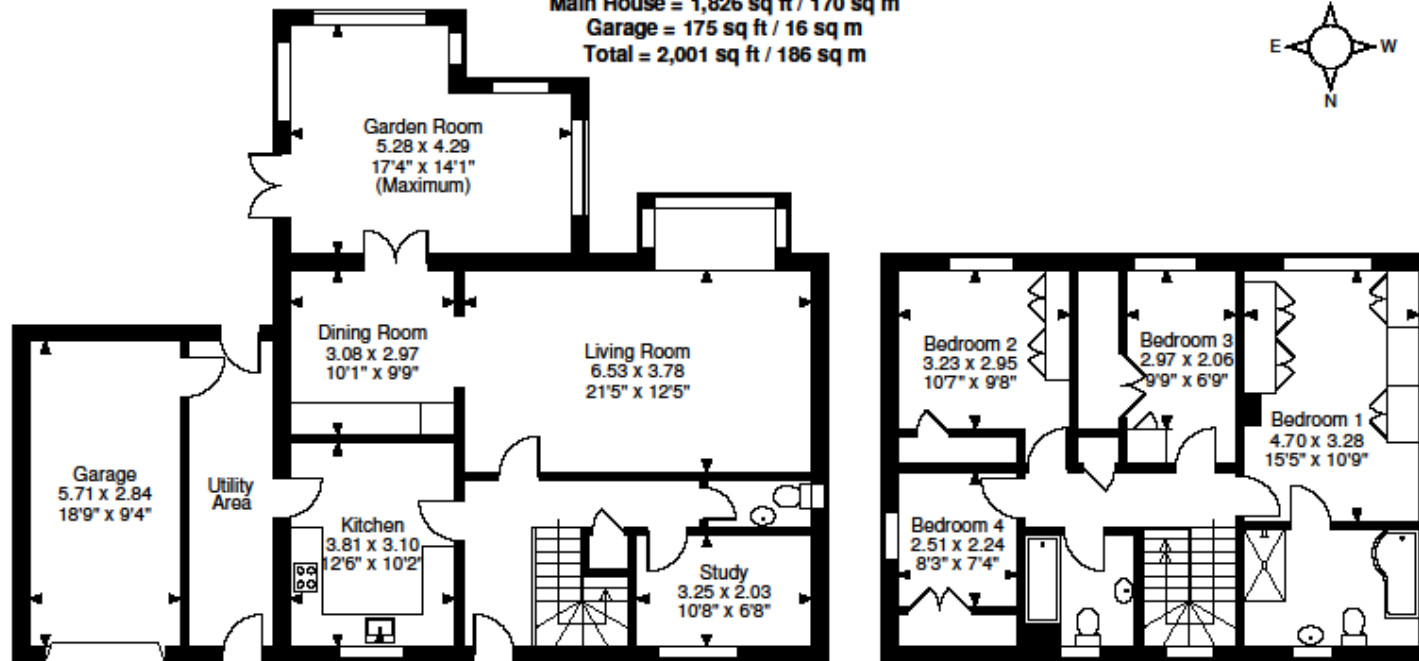
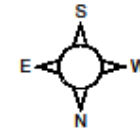
Olive Branch Cottages, Folly Road, Inkpen, Hungerford

Approximate Gross Internal Area

Main House = 1,826 sq ft / 170 sq m

Garage = 175 sq ft / 16 sq m

Total = 2,001 sq ft / 186 sq m



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8326330/SS

01635 255501 [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdend.com](http://www.brunsdend.com)

The Old Axe & Compass, East End, Newbury RG20 0AA

