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Properties in West Berkshire and North Hampshire

**Brunsdn**  
ASSOCIATES 

**DROVE COTTAGE  
ANDOVER ROAD  
WASH WATER  
NEWBURY  
RG20 0LS**



**Guide price £315,000**

A very pretty individual detached cottage style home in a non-estate location

Entrance porch, entrance hall, extended sitting room with wood burner, dining room, John Lewis fitted kitchen, cloakroom/utility, 2 bedrooms, study/box room, bathroom, oil fired radiator central heating, sealed unit double glazing, ample parking, gardens

Newbury Station c.4 miles | London Paddington in approximately 1 hour

## THE PROPERTY

An attractive and extended individual cottage style home constructed in 2001 and neatly presented throughout. Drove Cottage occupies a quiet non-estate location but is in very easy reach of the Newbury bypass (Wash Common/Highclere Junction) and ideally placed for both town and country.

## DIRECTIONS

Leave Newbury on the A343 Andover Road, cross into Hampshire by the hump back bridge. At the roundabout access to the by-pass, turn left and then left again into the slip road (the old main road). Drove Cottage will be found on the right hand side after about 200 yards.

## LOCATION

Wash Water is a semi-rural area to the south of Newbury. Communications are good with the A34 bypass approximately ½ mile away. It is a 5 minute drive to a parade of shops including a newsagents and supermarket. Nearby Woolton Hill offers more facilities with schools and a doctors' surgery.

## OUTSIDE

Farmhouse gate opening to a sweeping gravel drive, parking for 4/5 cars, lawn area and 65' rear garden with panel fencing.

## COUNCIL TAX

We are advised by Basingstoke & Deane Borough Council that the property is in **Band D** with Council Tax of **£1,368.31** payable for the year 2011/12.

## SERVICES

Mains electricity, water and drainage and oil fired central heating.

## VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates.

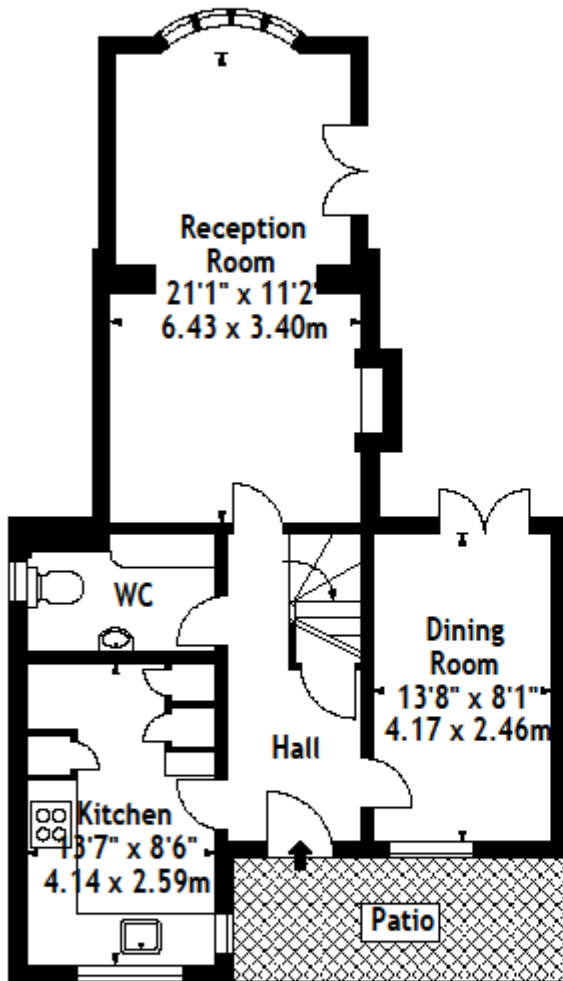
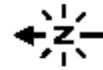
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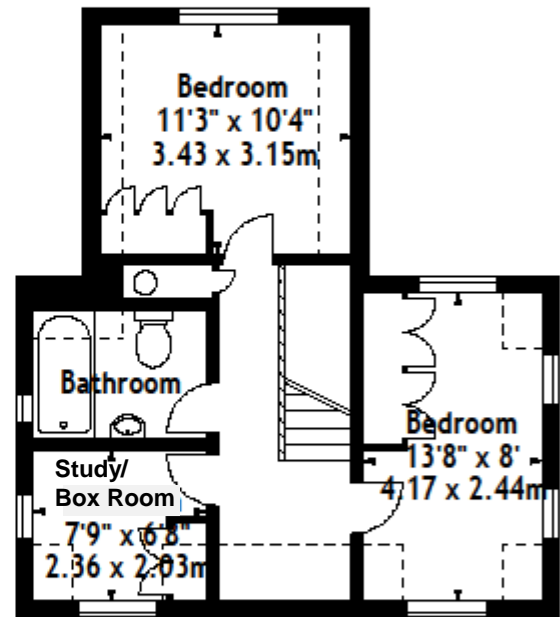
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Drove Cottage,  
 Approx. Gross Internal Area  
 1052 Sq Ft - 97.73 Sq M



Ground Floor



First Floor

Measured in accordance with RICS guidelines.  
 This floor plan is for illustrative purposes only and is not to scale.  
 Supplied Exclusively for Burnsdens Associates in 2010  
 Photographs \* Floorplans \* EPCs \* HIPS  
[www.digihouse.net](http://www.digihouse.net)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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