



Brunsd
ASSOCIATES 

Sunnyfield, Limes Avenue, Burghclere, RG20 9HE

Guide price: £299,950 - Freehold

A detached bungalow in a tucked away quiet location within this ever popular village

Entrance hall, sitting room, dining room, kitchen, utility room, 3 bedrooms, bathroom, cloakroom, garage, parking and gardens

DIRECTIONS

Exit the A34 at Tothill Junction, signposted Burghclere and Newtown. At the roundabout, take the 2nd exit, following signs for Burghclere. At the T-junction, turn left onto Harts Lane, signposted Ecchinswell and Burghclere. Continue through Burghclere, passing the Carpenter's Arms public house and Spring Lane on the right. After Church Lane, on the right, Limes Avenue will be found about 250m on the left. Sunnyfield is the second driveway on the right hand side.

LOCATION

Burghclere is a popular village with well considered schools, a public house, Church and sports club. Sunnyfields is in a delightful semi-rural position and within very easy reach of Newbury, the A34, M3 and M4. Newbury Station, approximately 3.5 miles away, has services to London Paddington within the hour. Whitchurch Station, approximately 8 miles away, provides services to London Waterloo in just over an hour.

THE PROPERTY

Sunnyfield is a pretty bungalow located in a quiet no-through road in the heart of Burghclere. It was constructed in 1933 and has been beautifully updated in recent years. This includes UPVC fascias, soffits and guttering and most of the windows and doors. The property has also had a new roof, bathroom and utility room. Planning Permission is still current in respect of a third reception room and new garage, permission was granted for a loft extension but that has now lapsed.

OUTSIDE

The property is approached over a gravel drive which leads past the house down to the single garage and provides parking for several cars. There is side access to the rear garden. There are two parts to the rear of the property the first comprising of a most attractive courtyard area immediately outside the kitchen extending the dining space in summer time. The rest of the garden is laid to lawn with mature borders and shrubs.

SERVICES

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

COUNCIL TAX

We are advised by Basingstoke & Deane Borough Council that the property is in Band E with Council Tax payable of £1,670.19 for the year 2011/12.

VIEWING

By strict appointment with the vendors Sole Agents

Brunsdon Associates

Tel: 01635 255501

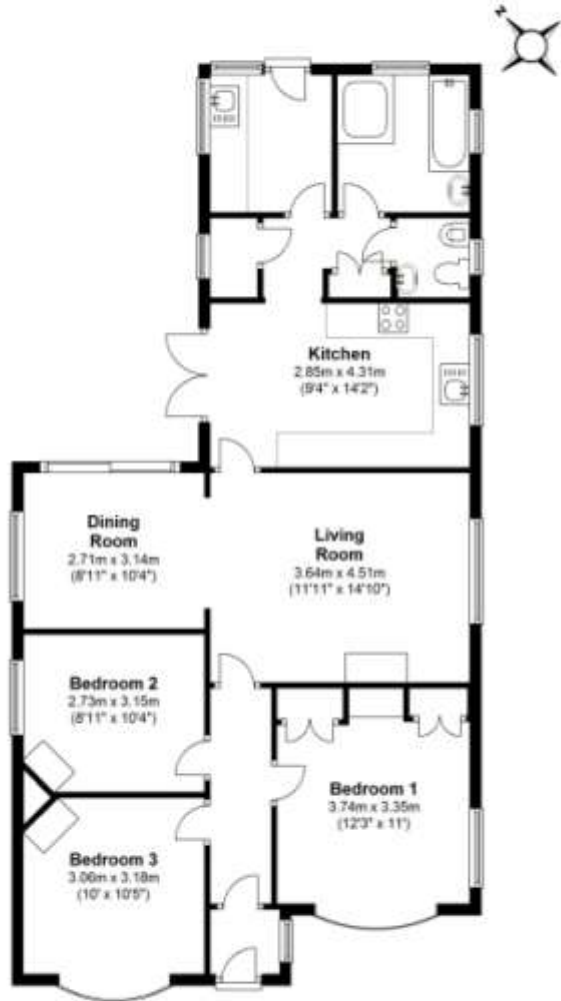
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Sunnyfield, Burghclere
 Approx. 91.5 sq. metres (985.2 sq. feet)



Garage
 Approx. 12.4 sq. metres (134.0 sq. feet)



Total area: approx. 104.0 sq. metres (1119.2 sq. feet)



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
A (91-100)			
B (81-90)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
	62	65	
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
A (10-100)			
B (80-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not environmentally friendly - higher CO ₂ emissions			
	51	53	
England & Wales	EU Directive 2002/91/EC		