



**Brunsd**  
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ASSOCIATES 

18 Greenways, Woolton Hill, Newbury, RG20 9TD



**Guide Price: £465,000 – Freehold**

**A linked-detached three bedroom house offering potential for improvement or extension STP with the benefit of an unexpectedly large garden situated in this popular village to the South of Newbury. Total plot size is around a quarter of an acre**

**Entrance hall, cloakroom, reception room, separate dining room, kitchen, conservatory, three double bedrooms, bathroom, garage, driveway parking, gardens to front, sides and rear, further good sized garden with pond**

#### **THE PROPERTY**

There is a covered porch with front door into the entrance hall with stairs to first floor and doors to both the cloakroom and living room which has double doors opening to the separate dining room. There is also a full width conservatory at the rear of the property with tiled floor and patio doors opening to the garden. On the first floor there are three double bedrooms all with built-in storage and the family bathroom is fitted with a white three piece suite. The property does offer further potential for improvement.

#### **OUTSIDE**

There is a driveway to the front providing off road parking, leading to the garage. The front garden is open plan and mainly laid to lawn. The rest of the garden extends to the rear and left hand side of the property with two paved areas and an additional area to the rear with a pond, mature trees and shrubs which is fully enclosed. There are also two sheds.

#### **LOCATION**

Woolton Hill is a highly desirable village some 5 miles to the south of Newbury. It has all the requirements for daily living with a health centre, village shop/Post Office, pub/restaurant all within walking distance, well respected Infant and Junior Schools plus further private junior and senior schools in the area. There is excellent walking, cycling and riding in the surrounding countryside. Of particular note is The Chase - National Trust Woodland and lake. 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.

#### **DIRECTIONS**

Leave Newbury to the south on the A343 Andover Road remaining on this road for some distance. At the crossroads signposted Woolton Hill and Penwood, turn right for Woolton Hill. Remain on this road passing the junior school on your left and take the next turning on the right into Tile Barn Row, follow the road along and take the second right into Greenways. The property will be found after a short distance on the left hand side.

#### **COUNCIL TAX**

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band D** with tax payable of **£1,581.34** for the period 2018/2019.

#### **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.

**NB.** Some older properties may have asbestos bearing materials, please rely on your surveyor's advice.









# Energy Performance Certificate



18, Greenways, Woolton Hill, NEWBURY, RG20 9TD

Dwelling type: Detached house  
Date of assessment: 12 April 2018  
Date of certificate: 13 April 2018

Reference number: 0953-2872-7044-9398-0975  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 106 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:** **£ 2,646**

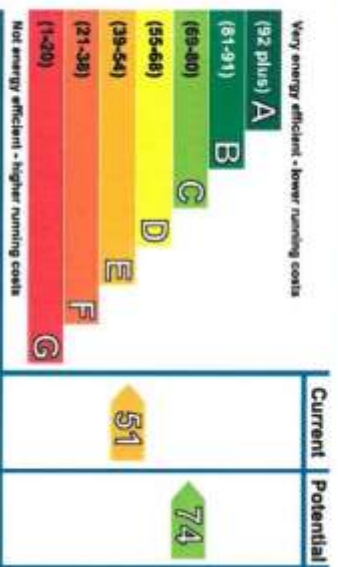
**Over 3 years you could save** **£ 729**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 201 over 3 years	
Heating	£ 1,983 over 3 years	£ 1,515 over 3 years	
Hot Water	£ 381 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,646</b>	<b>£ 1,917</b>	<b>You could save £ 729 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

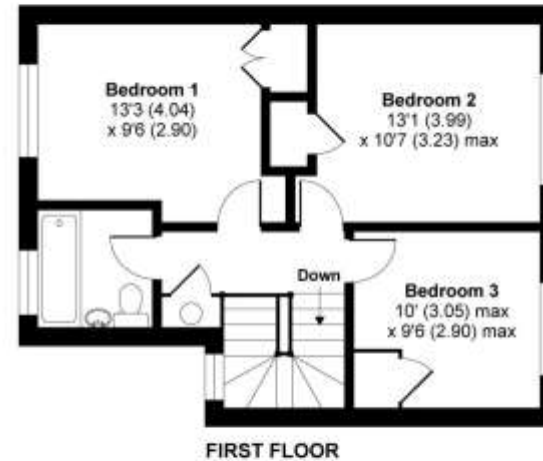
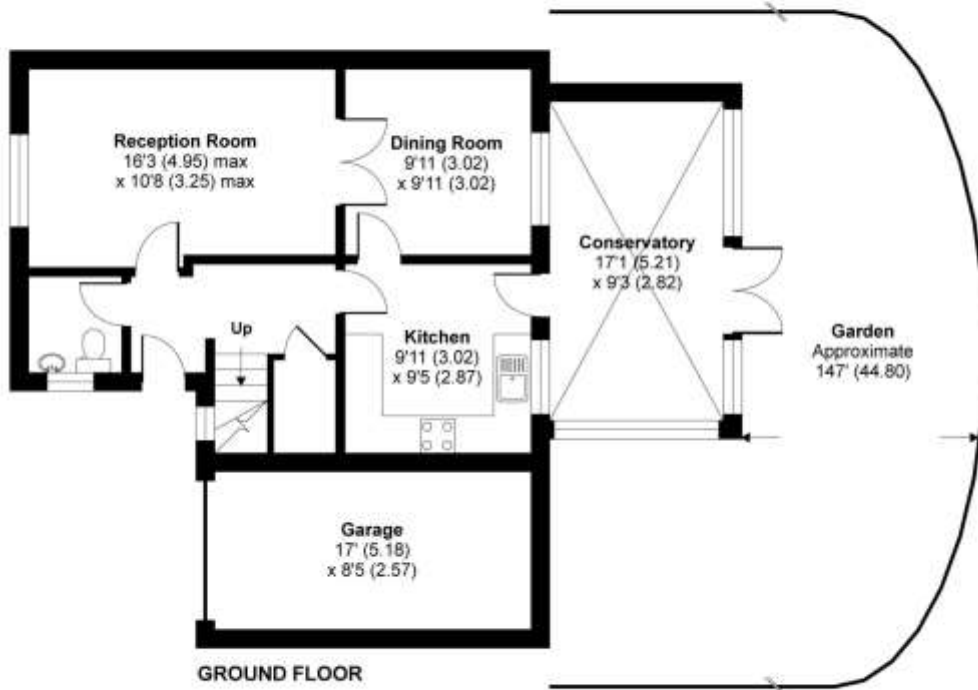
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£ 100 - £ 350	£ 126
2 Floor insulation (solid floor)	£ 4,000 - £ 6,000	£ 135
3 Low energy lighting for all fixed outlets	£ 20	£ 72

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.

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APPROX. GROSS INTERNAL FLOOR AREA 1367 SQ FT 126.9 SQ METRES (INCLUDES GARAGE)



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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01635 255501 [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdens.com](http://www.brunsdens.com)  
The Old Axe & Compass, East End, Newbury RG20 0AA

