



**Brunsd**  
ASSOCIATES 

19 Penwood Heights, Penwood, Near Newbury, RG20 9EY

**Guide Price: £525,000 – Freehold**

**An extended four bedroom detached family home set in a generous plot within a sought after village to the South of Newbury**

**Entrance hall, cloakroom, two reception rooms, separate dining room, conservatory, kitchen, four bedrooms, bathroom, tandem garage and driveway parking for several vehicles, generous gardens to front and rear**

#### **THE PROPERTY**

This well presented and extended property offers spacious accommodation throughout ideal for a growing family with three reception rooms and a conservatory with patio doors opening out to the garden. There is also a well planned modern fitted kitchen on the ground floor, complimented on the first floor by four bedrooms all with built-in storage. The family bathroom is fully tiled and fitted with a white three piece suite. The property has potential for a further extension STP. Planning was previously granted but has now lapsed for a two storey extension.

#### **OUTSIDE**

The front garden is mainly laid to lawn with a mature hedge to the side, two mature trees, and a driveway providing off road parking in front of the tandem garage with up and over door, power and light. There is a most attractive rear garden which is well stocked with a variety of fruit trees and bushes, two ponds, a paved patio area and pathways. There is also a garden shed and greenhouse.

#### **LOCATION**

Penwood is a highly sought after area to the south of Newbury. With generous sized plots and quiet roads it makes an ideal location for families. The local Primary school is well regarded and there is easy access to Secondary schools. Newbury, with all major facilities, shops and mainline station lies 5 miles north with access to the by-pass and all road networks about a mile away. On the edge of open countryside, there are numerous footpaths and bridle paths 'on the doorstep'!

#### **DIRECTIONS**

From Newbury head South on the A343, Andover Road and head out of Newbury remain on this road proceeding straight over the main roundabout to the bypass. Turn left at the next crossroads, signposted Penwood and take the second turning on the left into Penwood Heights. Take the next turning on the left and follow the road down towards the end and the property will be found on the right hand side.

#### **COUNCIL TAX**

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band F** with tax payable of **£2,160.45** for the period 2017/2018.

#### **SERVICES**

Electricity, mains water and drainage. Oil fired central heating.

#### **VIEWING**

By strict appointment with the vendors Sole Agents **Brunsdens Associates. 01635 255501 [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdens.com](http://www.brunsdens.com)**

**IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991** - Whilst we as Brunsdens 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



19, Penwood Heights, Penwood, Highclere, NEWBURY, RG20 9EY

Dwelling type:	Detached house	Reference number:	0653-2862-7328-9108-4651
Date of assessment:	02 February 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	05 February 2018	Total floor area:	141 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,327</b>
<b>Over 3 years you could save</b>	<b>£ 1,104</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 303 over 3 years	<div style="font-size: 2em; color: #4caf50;">➔</div> You could save £ 1,104 over 3 years
Heating	£ 2,601 over 3 years	£ 1,713 over 3 years	
Hot Water	£ 423 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 3,327</b>	<b>£ 2,223</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**

Very energy efficient - lower running costs  
 (92 plus) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 Not energy efficient - higher running costs

**Current**

**Potential**

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

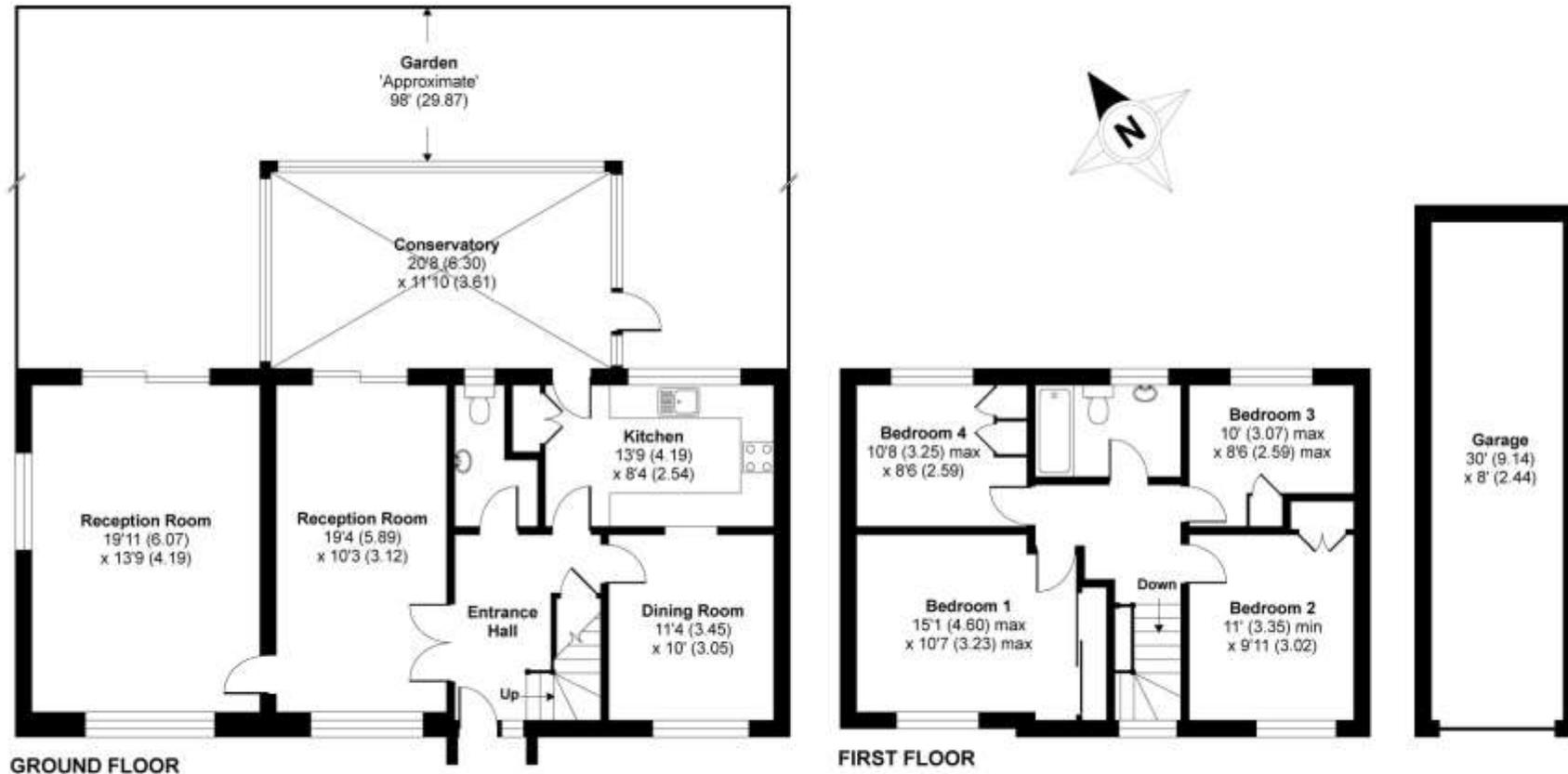
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 96
2 Cavity wall insulation	£500 - £1,500	£ 501
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 201

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 2001 SQ FT 185.9 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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