



**Brunsd**  
ASSOCIATES 

3 Bakers Building, Heath End, Newbury, RG20 0NX

**Guide Price: £549,950 - Freehold**

**A Victorian semi detached cottage with plenty of space and character in an un-spoilt hamlet**

**Entrance hall, cloakroom, sitting room with open fireplace, dining room, study, conservatory, four bedrooms, bathroom, oil central heating, cottage gardens, off road parking**

#### **THE PROPERTY**

A delightful Victorian semi-detached cottage, dating from the 1860s offering deceptively spacious family accommodation with four bedrooms, three reception rooms and a good sized conservatory. Presented in good condition with stained floorboards to the ground floor and quality touches to kitchen and bathroom. Conveniently located for the bypass (A34) and swift connections to M4.

#### **OUTSIDE**

Attractive cottage gardens to the front. Parking for 2/3 vehicles. Private garden to rear.

#### **LOCATION**

Heath End is a popular, quiet hamlet to the south west of Newbury. There are good communications in the area with easy access to the A34 and M4. The market town of Newbury is close by and offers good shopping, leisure and recreational facilities including theatre, golf courses, horse racing and has many fine restaurants and hotels. Newbury 6 miles (London Paddington 50 minutes). M4 (J 13) 9 miles. A34 2 miles. Whitchurch 13 miles (London Waterloo 60 minutes). Please note, distances and times approximate.

#### **DIRECTIONS**

Leave Newbury via the A343 Andover Road. Pass through Wash Common and past Park House School. Proceed down the hill and turn right signposted Ball Hill/West Woodhay. Continue along this road past The Furze Bush public house into Ball Hill. Turn second left for Heath End. The cottage will be found on the right hand side. If you pass the village hall you have gone too far.

#### **COUNCIL TAX**

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band D** with tax payable of **£1,494.19** for the period 2017/2018.

#### **SERVICES**

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

#### **VIEWING**

By strict appointment with the vendors joint Agents Brunnsden Associates. **01635 255501** [property@brunnsden.com](mailto:property@brunnsden.com) [www.brunnsden.com](http://www.brunnsden.com)

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunnsden 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



3 Bakers Buildings,  
Heath End,  
NEWBURY,  
RG20 0NX

Dwelling type: Semi-detached house  
Date of assessment: 31 October 2009  
Date of certificate: 02 November 2009  
Reference number: 8111-6420-6499-0969-1076  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 110 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-64)		
E (45-54)	46	53
F (35-44)		
G (1-34)		

England & Wales

EU Directive  
2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-64)		
E (45-54)	45	51
F (35-44)		
G (1-34)		

England & Wales

EU Directive  
2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	328 kWh/m <sup>2</sup> per year	288 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.7 tonnes per year	5.8 tonnes per year
Lighting	£107 per year	£56 per year
Heating	£934 per year	£849 per year
Hot water	£190 per year	£170 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

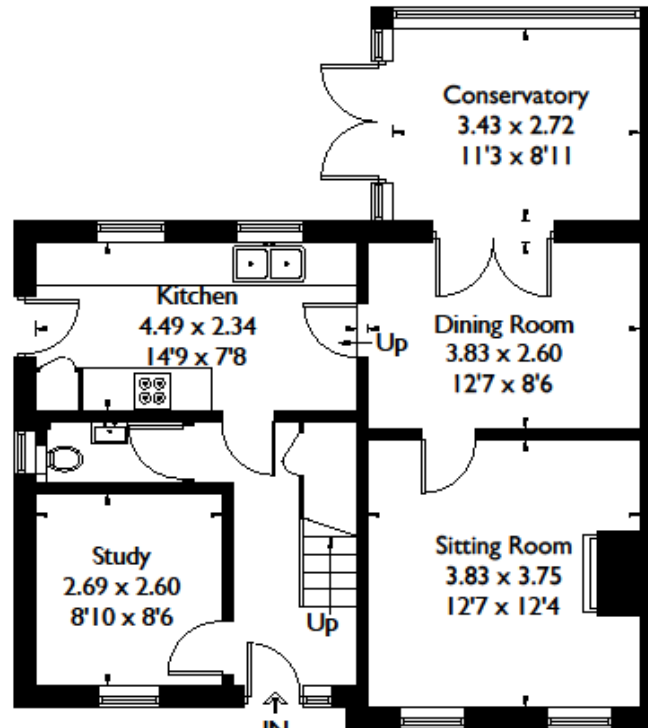


Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

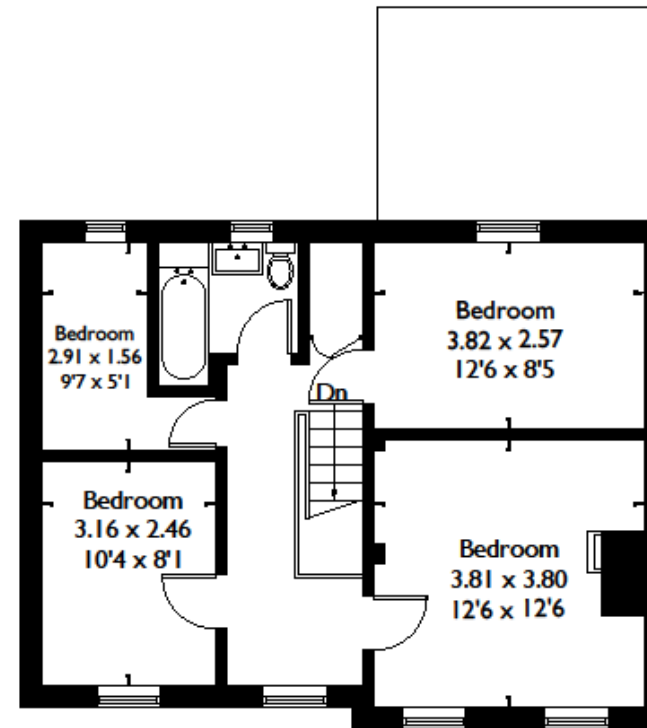


### 3 Bakers Buildings, Heath End, Newbury, RG20 0NX

Approximate Gross Internal Area  
117.3 sq m / 1263 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 153480

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.