



Brunsd
ASSOCIATES 

3 Tile Barn Row, Woolton Hill, Near Newbury, RG20 9TF

Guide Price: £320,000 Freehold

An extended mid-terrace three bedroom family home with driveway parking situated in a popular village within a three mile radius of Newbury and in excellent school catchment area

Entrance porch, hallway, cloakroom, kitchen, utility room, extended reception/family room with patio doors to garden, three bedrooms, bathroom, driveway parking, generous south easterly facing rear garden

THE PROPERTY

This property benefits from well planned accommodation arranged over two floors with a modern fitted kitchen with integrated appliances and tiled floor opening to the utility room which houses the boiler and extends the length of the property with doors to both the front and rear. There is a generous reception/family room with brick built hearth and display plinth with open fire and cloakroom on the ground floor. On the first floor there are two double bedrooms and a single bedroom all with inset alcoves for storage. The family bathroom has a white suite with separate shower and fully tiled walls.

OUTSIDE

To the front there is gated access leading to the driveway providing off road parking for several vehicles and a small lawned area. The rear garden has steps down from the property to a paved patio with further steps leading to the lawn with a variety of mature trees and shrubs and further area of garden.

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 heading south on the A343 to Andover. After leaving the town and passing the A34 junctions turn right at the Penwood Crossroads signed to Woolton Hill. After .7 mile turn right at the highway code marked crossroads passing Gainsborough Stud on the left and signed to Broad Layings. Tile Barn will be found a short way along on the right hand side.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band C** with tax payable of **£1,328.18** for the period 2017/2018.

SERVICES

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

VIEWING

By strict appointment with the vendors Sole Agents Brunnsden Associates. **01635 255501** property@brunnsden.com 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, Tile Barn Row, Woolton Hill, NEWBURY, RG20 9TF

Dwelling type: Mild-terrace house Reference number: 0158-2812-7655-9793-0315
 Date of assessment: 12 May 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 May 2017 Total floor area: 112 m²

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: **£ 3,096**
Over 3 years you could save £ 489

Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 2,358 over 3 years	£ 1,971 over 3 years	
Hot Water	£ 534 over 3 years	£ 432 over 3 years	
Totals	£ 3,096	£ 2,607	

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

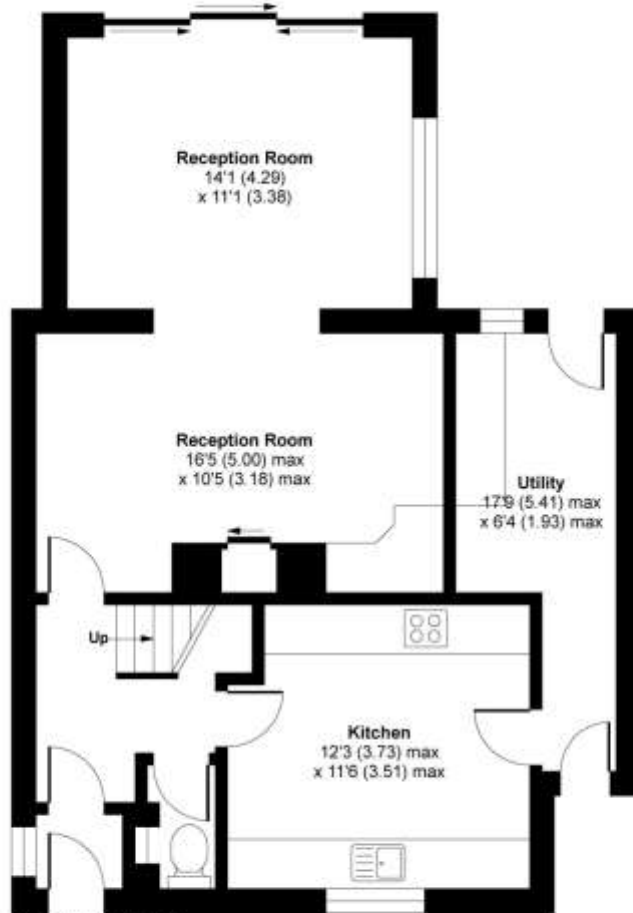
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 102	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 138	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 141	

See page 3 for a full list of recommendations for this property.

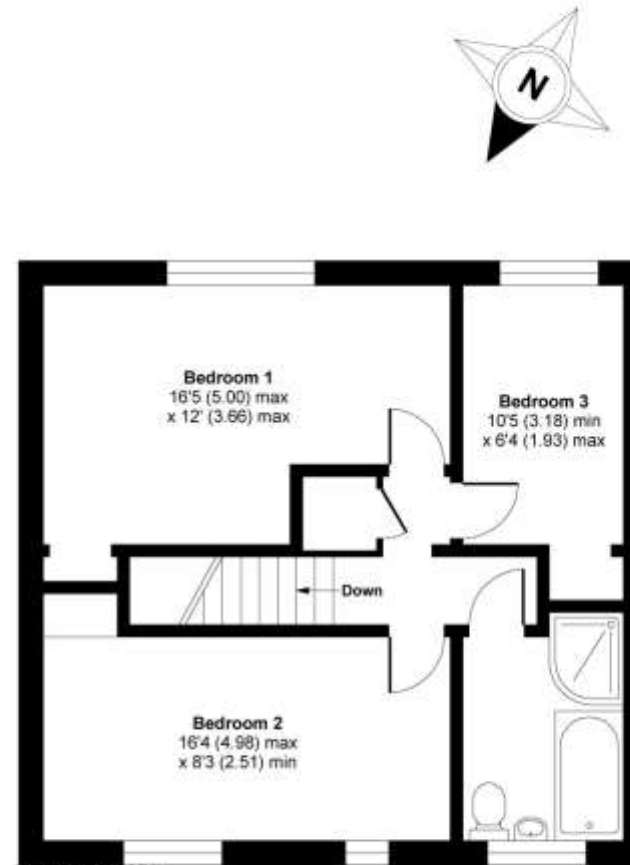
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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APPROX. GROSS INTERNAL FLOOR AREA 1209 SQ FT 112.3 SQ METRES



GROUND FLOOR



FIRST FLOOR



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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