



Brunsd
ASSOCIATES 

58 Penwood Heights, Penwood, Near Newbury, RG20 9EZ

Guide Price: £549,950 – Freehold

A beautifully presented extended four bedroom detached family home with a very attractive mature garden including an area of woodland.

Porch, entrance hall, shower room, sitting room, study, playroom, kitchen/dining room, 4 double bedrooms, family bathroom, garage, driveway parking.

THE PROPERTY

This family home has been extended and improved by the current owners. The house now has a modern contemporary feel with oak and tiled floors, an open staircase and modern kitchen and bathrooms. The kitchen/dining room has recently been extended and refitted. There are bi fold doors opening onto a large patio area and garden. The contemporary style units and island include integrated Neff appliances and granite worktops.

The rest of the accommodation includes a sitting room with patio doors onto the gardens and a modern flush fireplace, a study, playroom and shower/cloakroom. There are four double bedrooms on the first floor and a family bathroom with a separate shower cubicle.

OUTSIDE

The front garden has open lawn with mature shrubs and trees and a driveway with parking in front of the garage. The rear garden is very generous with an area of decked patio, lawn bordered with mature flowering shrubs. Steps lead down to a wonderful woodland area with a large tree house, a magical play area for children.

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. Stay on this road out of town passing both junctions for the A34. Turn left signed to Penwood and take the first turning left into Penwood Heights. Number 58 will be found a short way along on the left.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band F** with tax payable of **£2,288.20** for the period 2018/2019.

VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** property@brunsden.com 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

58, Penwood Heights, Penwood, Highclere, NEWBURY, RG20 9EZ

Dwelling type: Detached house
Date of assessment: 11 May 2018
Date of certificate: 14 May 2018

Reference number: 0357-2879-7754-9998-1735
Type of assessment: RdSAP, existing dwelling
Total floor area: 154 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:

£ 3,708

Over 3 years you could save

£ 1,287

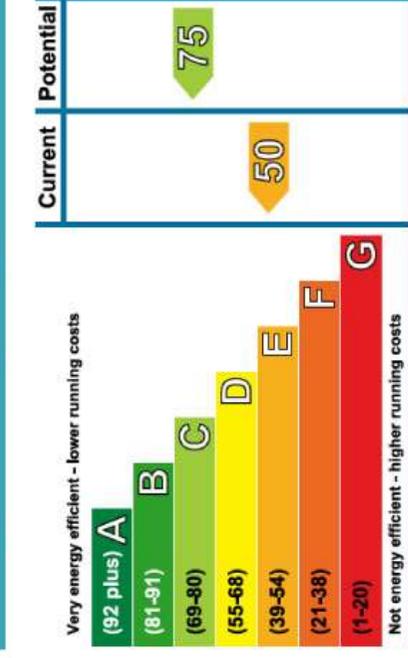
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 255 over 3 years	
Heating	£ 2,676 over 3 years	£ 1,959 over 3 years	
Hot Water	£ 777 over 3 years	£ 207 over 3 years	
Totals	£ 3,708	£ 2,421	

You could save £ 1,287 over 3 years

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

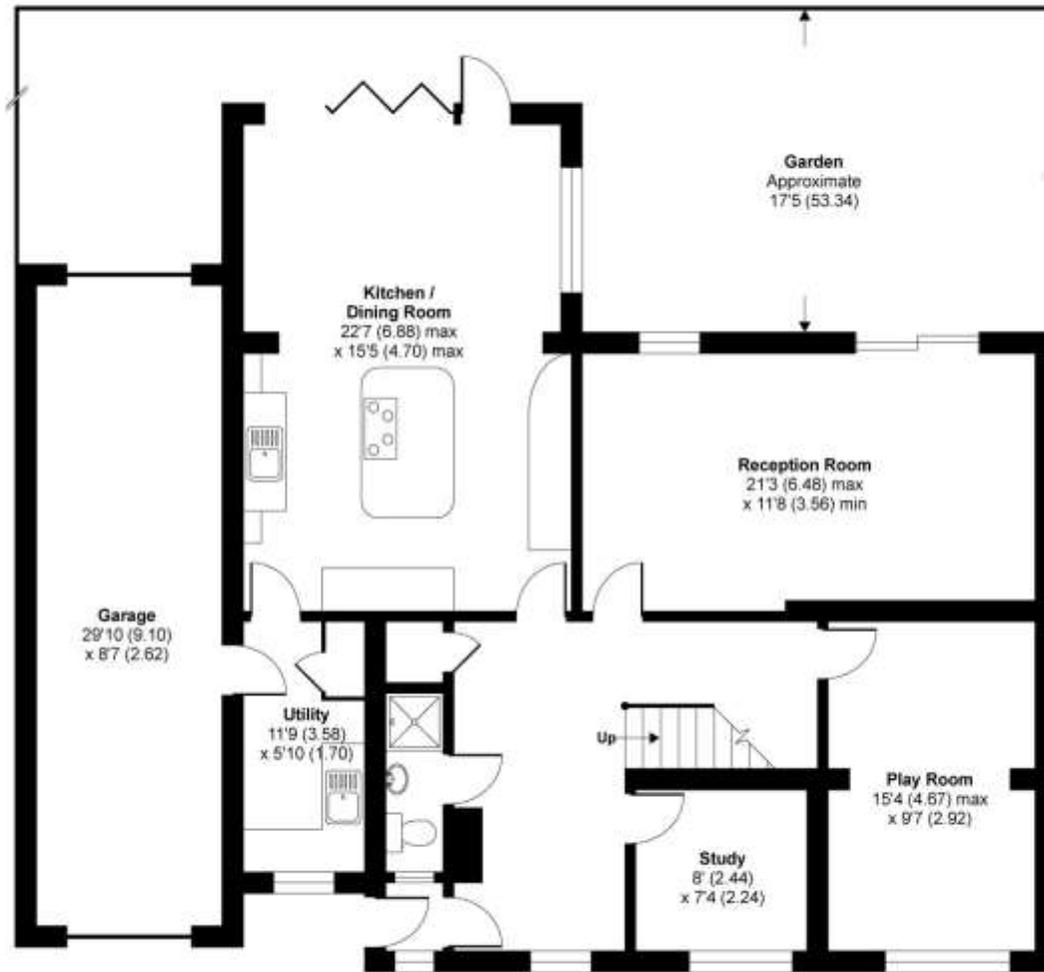
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 81
2 Cavity wall insulation	£500 - £1,500	£ 489
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 114

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

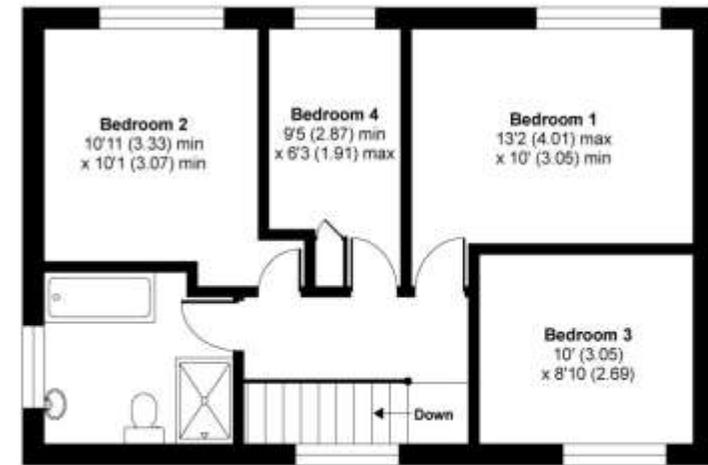
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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APPROX. GROSS INTERNAL FLOOR AREA 2035 SQ FT 189.1 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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