



Brunsdon
ASSOCIATES 

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

Guide Price: £535,000– Freehold

A beautifully presented extended four/five bedroom link-detached family home with a generous rear garden backing onto woodland

Entrance hall, cloakroom, sitting room, kitchen/dining/family room, study, utility area, second reception/bedroom 5 with en suite shower room (annexe potential), 4 further bedrooms, family bathroom, converted garage/storage, driveway parking, c.175ft rear garden, including an area of woodland, summerhouse/shed.

THE PROPERTY

This family home offers flexible and spacious accommodation having been extended and much improved to provide a modern contemporary feel throughout. There is a dual aspect reception room with patio doors to the garden. The spacious well planned kitchen/dining/family room has patio doors opening to the garden and is fitted with a stylish Benchmark kitchen with an island, inset hob and two brand new Zanuzzi ovens set in floor to ceiling units. There is also a separate study off the kitchen/dining room, useful utility room, storage area and cloakroom. The property also benefits from a further reception room/bedroom 5 with a separate shower room on the ground floor. Complimented by four bedrooms and a family bathroom with shower/wet room on the first floor.

OUTSIDE

The front garden is bordered by mature shrubs and trees with a block paved driveway providing off road parking for several vehicles. The rear garden extends to c.175ft with a paved patio across the full width of the property and a step down to the lawn with inset shrubs/trees and a slope leading down to a wonderful woodland area with a children's play frame etc. There is also an insulated summerhouse/shed providing potential for home office or useful storage.

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 60 will be found towards the end 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 Brunsden Associates. **01635 255501** property@brunsden.com www.brunsden.com

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



Approximate IPMS2 Floor Area = 169.7 sq m / 1827 sq ft
 Limited Use Area = 1.7 sq m / 18 sq ft
 Total = 171.4 sq m / 1845 sq ft



Ground Floor

First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 227271

01635 255501 property@brunsden.com www.brunsdens.com
 The Old Axe & Compass, East End, Newbury RG20 0AA





Energy Performance Certificate



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

Dwelling type: Detached house
Date of assessment: 21 February 2019
Date of certificate: 21 February 2019
Reference number: 8303-4494-5829-8026-9213
Type of assessment: RdSAP, existing dwelling
Total floor area: 189 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:

Estimated energy costs of dwelling for 3 years:	£ 3,072
Over 3 years you could save	£ 399

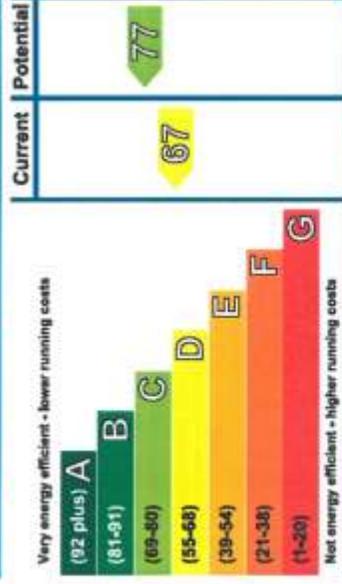
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	
Heating	£ 2,358 over 3 years	£ 2,118 over 3 years	
Hot Water	£ 414 over 3 years	£ 255 over 3 years	
Totals	£ 3,072	£ 2,673	



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 Floor insulation (suspended floor)	£800 - £1,200	£ 252
2 Solar water heating	£4,000 - £8,000	£ 147
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 951

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 423 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.