



Brunsdan
ASSOCIATES 

72 Penwood Heights, Penwood, Newbury, RG20 9EZ

Guide Price: £510,000 – Freehold

An extended detached four bedroom family home with a generous garden backing onto woodland situated in a village to the South of Newbury

Enclosed porch, entrance hall, reception room with wood burner, dining room, study, kitchen/breakfast room, utility room, cloakroom, four bedrooms, family bathroom with white three piece suite, garage with office/workshop, driveway parking, generous west facing rear garden

THE PROPERTY

This well presented detached property has been extended to provide good size family accommodation. The reception room has the benefit of a wood burner and double doors which can be opened to the dining room, there is a kitchen/breakfast room with modern units and fitted island, useful utility room and cloakroom on the ground floor. There are four bedrooms, three have built-in storage and a spacious family bathroom on the first floor. There is also an outside room with light and power used previously as an office.

OUTSIDE

The front garden is open plan and mainly laid to lawn with mature shrubs and gravelled driveway providing parking for several vehicles. The garage is set to the side of the property with up and over door and personal door to a workshop/office. The rear garden is west facing, backs onto woodland and is mainly laid to lawn with mature trees and shrubs and a paved patio.

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 first turning on the left into Penwood Heights. The property will be found on the left 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 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.





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APPROX. GROSS INTERNAL FLOOR AREA 1984 SQ FT 184.3 SQ METRES (EXCLUDES SHED / 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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