



Brunsdan
ASSOCIATES 

9 Arkwright Close, Highclere, RG20 9PD

Guide Price: £675,000– Freehold

An extended four bedroom detached family home offering spacious and well presented accommodation with a most attractive southerly facing rear garden situated in a desirable village location

Entrance hall, cloakroom, open plan reception/family room with wood burner, study, separate dining room, well planned modern fitted kitchen with integrated appliances, utility room, master bedroom with en-suite, three further bedrooms, one with walk-in wardrobe/storage room and further eaves storage, family bathroom with separate shower, double garage, boiler room, driveway providing off road parking for several vehicles, well kept gardens to front and rear

THE PROPERTY

This beautifully presented property has been extended and much improved by the current owners to provide a lovely family home with very light and spacious accommodation throughout. There is a wonderful triple aspect open plan living/family room with patio doors to the garden, separate dining room and study with a dual aspect kitchen with tiled floor and useful utility room on the ground floor. All the bedrooms are good doubles with built-in storage, the en-suite and family bathroom are fully tiled and have recently been refitted.

OUTSIDE

There is an open plan front garden which is mainly laid to lawn. The beautiful rear garden has a decked patio leading to lawn with a raised terrace to the end with seating area. Well stocked flower and shrub beds with a vegetable plot to the side, shed/workshop and wood store. Side access to both sides of the property.

LOCATION

Highclere is a popular and delightful village south of Newbury. The Red House pub and local schools are within easy walking distance. Nearby Woolton Hill has a village shop/post office, primary schools, health centre and village pub. Further facilities can be found in Newbury town centre which is some 4 miles north with mainline station to Paddington (55 minutes). Whitchurch, some 15-20 minutes drive away has mainline trains to London Waterloo (just over 1 hour).

DIRECTIONS

From Newbury take the A343 south towards Andover. Pass under the by-pass, through the woods and continue into Highclere. Turn right into Star Lane, proceed to the end and turn right into Tubbs Lane. Arkwright Close will be found after a short distance on the right hand side and the property will be found on the right.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band G** with tax payable of **£2,492.84** for the period 2017/2018.

SERVICES

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

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.





Energy Performance Certificate



9, Arkwright Close, The Mount, NEWBURY, RG20 9PD

Dwelling type: Detached house Reference number: 9058-5027-7205-5113-7980
 Date of assessment: 15 May 2017 Type of assessment: RDSAP, existing dwelling
 Date of certificate: 16 May 2017 Total floor area: 182 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

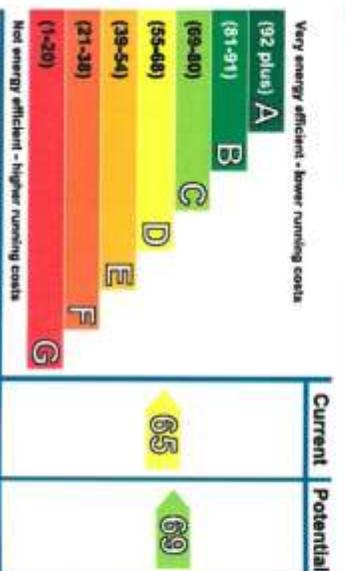
Estimated energy costs of dwelling for 3 years: **£ 3,276**

Over 3 years you could save **£ 366**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 270 over 3 years	
Heating	£ 2,577 over 3 years	£ 2,382 over 3 years	
Hot Water	£ 429 over 3 years	£ 258 over 3 years	
Totals	£ 3,276	£ 2,910	You could save £ 366 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	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 213	✓
2 Solar water heating	£4,000 - £6,000	£ 153	✓

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 2340 SQ FT 217.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & STORE & 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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