



**Brunsdan**  
ASSOCIATES 

Ashes, Crockers Mead, Gore End Road, Ball Hill, RG20 0PT

**Guide Price: £699,950 – Freehold**

**A most attractive four bedroom detached family home built to a high specification situated in a village to the south of Newbury**

**Entrance hall, cloakroom, study, sitting room, dining room, kitchen/breakfast room, utility room, master bedroom with en suite bath/shower room, guest bedroom with en suite shower room, 2 further double bedrooms, family bathroom, south facing garden, detached garage**

#### **THE PROPERTY**

Ashes was built in 2005 by Antler Homes. It was the show house for the exclusive development of just six properties and therefore was finished to a high specification throughout with quality contemporary bathrooms and kitchen, flooring and doors. There is also a structured cabling system for complete home network. The property is beautifully presented with a good workable arrangement of accommodation - the sitting room opens to the dining room with double doors which in turn leads to the kitchen/breakfast room with integrated appliances, granite worktops and door to the utility room. There is a generous master bedroom on the first floor with an en-suite bath/shower room, a guest room with en-suite shower room and both with fitted wardrobes. Two further bedrooms are served by a family bathroom.

#### **OUTSIDE**

There is off road parking for several cars in front of the detached garage and pretty well stocked garden with lawn and pathway to the front door. Pedestrian access leads around the side of the property to the south facing rear garden. This is fully enclosed, mostly laid to lawn with attractive trees, shrubs, raised flowers/vegetable beds and a paved patio immediately outside the rear of the house and two decked seating areas to both corners of the garden.

#### **LOCATION**

Ball Hill is a popular village south of Newbury. There is a local garage and pub/restaurant. Primary school catchment area for St Martins at East Woodhay or St Thomas' at Woolton Hill with secondary schools in Newbury. Set in beautiful countryside there is ample walking, cycling and bridleways locally whilst the by-pass is about 1½miles away with connections to major road networks, Newbury about 4 miles north has a station with trains to London (Paddington) c. 55minutes and Whitchurch about 7 miles south has a station with trains to London (Waterloo) c. 1hr.

#### **DIRECTIONS**

From Newbury take the A343, Andover Road, out of the town and at the bottom of the hill turn right signed Ball Hill (by the Woodpecker public house). Follow the road into Ball Hill, pass Ball Hill Garage on the right and the turning for East End on the left, take the next right into Gore End Road and first right into Crockers Mead and Ashes is the first house on the right.

#### **COUNCIL TAX**

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band F** with tax payable of **£2,284.16** for the period 2018/2019.

#### **SERVICES**

Electricity, mains water and drainage. LPG Central Heating

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunnsden Associates

**01635 255501 [property@brunnsden.com](mailto:property@brunnsden.com) [www.brunnsden.com](http://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



6, Crockers Mead, Ball Hill, NEWBURY, RG20 0PT

Dwelling type: Detached house  
 Date of assessment: 01 April 2014  
 Date of certificate: 02 April 2014

Reference number: 0949-2839-6747-9104-3611  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 161 m<sup>2</sup>

**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:** £ 6,366  
**Over 3 years you could save** £ 1,386

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 435 over 3 years	£ 234 over 3 years	
Heating	£ 4,905 over 3 years	£ 4,266 over 3 years	
Hot Water	£ 1,026 over 3 years	£ 480 over 3 years	
<b>Totals</b>	<b>£ 6,366</b>	<b>£ 4,980</b>	<b>You could save £ 1,386 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

## Top actions you can take to save money and make your home more efficient

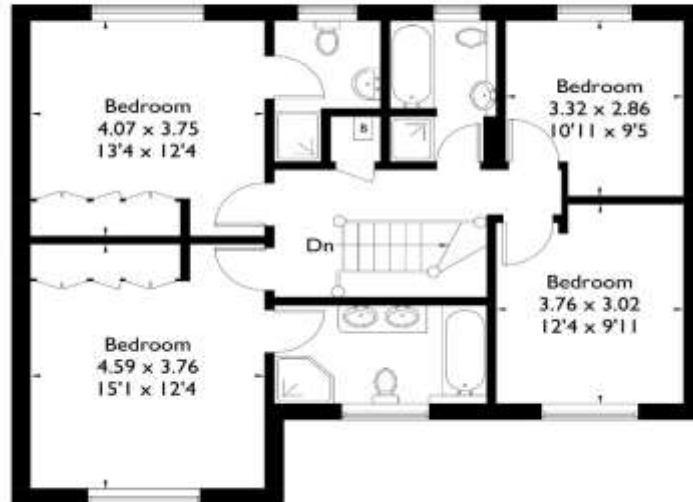
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£195	£ 102	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 828	✓
3 Solar water heating	£4,000 - £6,000	£ 312	✓

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

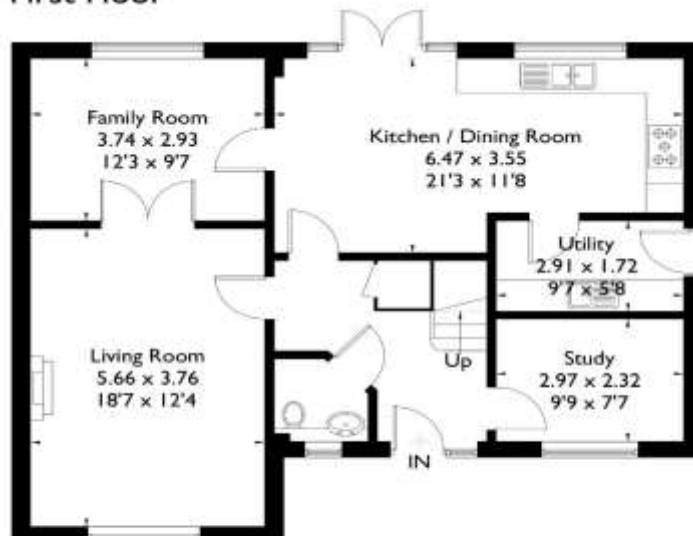
To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

# Ashes, 6 Crockers Mead, Ball Hill, Newbury, RG20 0PT

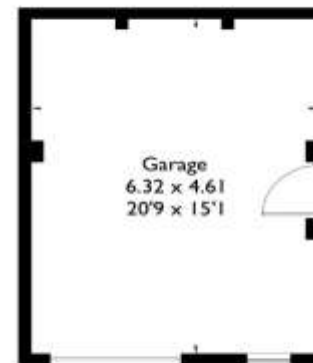
Approximate Gross Internal Area = 163.2 sq m / 1757 sq ft  
Garage = 29.0 sq m / 312 sq ft  
Total = 192.2 sq m / 2069 sq ft



First Floor



Ground Floor



(Not Shown In Actual  
Location / Orientation)

FLOORPLANZ © 2018 0203 9056099 Ref: 212374

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

01635 255501 [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdens.com](http://www.brunsdens.com)

The Old Axe & Compass, East End, Newbury RG20 0AA

