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ASSOCIATES 

Barn House, Watery Lane, Hamstead Marshall, Near Newbury, RG20 OJH

## Guide Price: £1.1 Million – Freehold

A unique unlisted five bedroom granary and barn conversion with approximately 2.775 acres situated in the lovely undulating countryside of West Berkshire. The property offers charm, lovely views, delightful gardens and many original features

Entrance porches to East & South, hallway, dual aspect kitchen/breakfast room, formal dining room, laundry area, cloakroom, dual aspect reception room with twin patio doors to garden, three ground floor bedrooms, guest cloakroom/shower room, two first floor bedrooms both with en suite bathrooms and dressing area to the master bedroom. Door from entrance porch into useful barn which has further potential (STP)

### THE PROPERTY

This delightful rural property offers spacious and well presented accommodation throughout with many charming original features. The kitchen/breakfast room has a tiled floor and splashbacks and is fitted with cream units, Oak work surfaces, inset induction hob and double oven. The dining room has French doors and leads to the stunning south/west facing reception room which has a vaulted ceiling, wooden beams and wood burner with brick built surround and Oak mantle. All the bedrooms are doubles, three have en suite bathrooms and the master bedroom has a dressing area with a range of built in wardrobes. The bathrooms are beautifully fitted with tiled floors, part-tiled walls and white sanitary ware.

### OUTSIDE

The property is approached from Watery Lane through a five bar gate leading to courtyard parking for several vehicles. The gardens and lawns are on the west and south side with mature shrubs and trees and views across the paddocks. There is a sunny terrace with ample entertaining space surrounded by herbaceous borders and steps to the lawns and to a small orchard. There is wood shed and garden shed.

There is also an adjacent original barn which has potential (STP) for improvement to possibly make a large home office, games room or annexed living accommodation.

### LOCATION

The property is in the Hamlet of Holtwood on the southern edge of Hamstead Marshall. The village is set in some of West Berkshire's most attractive countryside and in catchment for excellent schools. Superb local walking and very accessible for Newbury and Kintbury for more local facilities. There is excellent walking, cycling and riding in the surrounding countryside. Communications via road and rail are well served with the A34 offering access to the north to J13 of the M4 and also south to J6 of the M3. From Newbury Station (c.4 miles) trains into London Paddington in about 1 hour. From Whitchurch (about 7 miles) trains into London Waterloo in just over 1 hour. Southampton Airport is approx 35 miles and Heathrow 45 miles.

### DIRECTIONS

Leave Newbury on the Enborne Road heading West. Pass The Craven Arms bearing left and continue up the hill to a junction. Bear right and turn second left straight into Watery Lane. Barn House is the second entrance on the left.

### COUNCIL TAX

We have been informed by West Berkshire Borough Council that the property is in **Band G** with tax payable of **£2,895.33** for the period 2018/2019.

### SERVICES

Electricity & mains water. Private Drainage. Oil fired 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



Barn House, Hamstead Marshall, NEWBURY, RG20 0JH

Dwelling type: Detached house      Reference number: 8688-7425-1500-9368-2992  
Date of assessment: 18 May 2018      Type of assessment: RdSAP, existing dwelling  
Date of certificate: 30 May 2018      Total floor area: 209 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:**      **£ 4,044**

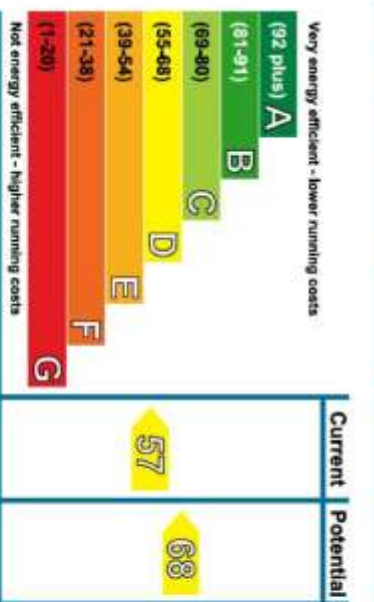
**Over 3 years you could save**      **£ 921**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 303 over 3 years	
Heating	£ 3,291 over 3 years	£ 2,610 over 3 years	
Hot Water	£ 450 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 4,044</b>	<b>£ 3,123</b>	<b>You could save £ 921 over 3 years</b>

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 (solid floor)	£4,000 - £6,000	£ 396
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 177
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 222

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](http://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.

# Barn House, Hamstead Marshall, Newbury, RG20 0JH

APPROX. GROSS INTERNAL FLOOR AREA 2924 SQ FT 271.6 SQ METRES (INCLUDES BARN)



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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