



**Brunsdén**  
ASSOCIATES 

Furrow Cottage, Newbury Road, Headley, RG19 8LG

## Guide Price: £275,000 Freehold

A brand new two bedroom semi-detached house finished to a high specification with a private rear garden and driveway parking. Situated in a convenient location between Newbury and Basingstoke.

Storm porch, entrance hall, cloakroom, kitchen/breakfast room with granite worktops and major appliances, sitting room, two double bedrooms, family bathroom, private rear garden, driveway parking.

### THE PROPERTY

Furrow Cottage is a very pretty newly built house with a private rear garden. It has been finished to a high standard with contemporary well equipped kitchen and bathrooms. There is flooring throughout with a mix of carpets and laminate wood. The property also comes with a positive input ventilation system and benefits from air source central heating with radiators on the first floor and underfloor to the ground floor.

### OUTSIDE

There is a generous block paved driveway with parking space for several cars, side access leads to the private rear garden which has a patio area, newly turfed lawn enclosed with close board fencing.

### LOCATION

Headley/Ashford Hill is a thriving village community conveniently located for Newbury, Basingstoke and Kingsclere, giving access to the M3 and M4. The village offers a good range of facilities including a community shop and local infant/junior school.

### DIRECTIONS

Leave Newbury on the A339 Basingstoke Road, pass New Greenham Park and head towards Basingstoke. Climb the hill and the site will be seen on the left hand side before Headley tyres.

### COUNCIL TAX

Has not yet been assessed.

**EPC: Rating C79 – full SAP report available on request**

### VIEWING

By strict appointment with the vendors Sole Agents Brunsden Associates. **01635 255501** [property@brunsden.com](mailto:property@brunsden.com) [www.brunsden.com](http://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.







## Predicted Energy Assessment



House 1  
Land adj to The Harrow  
Newbury Road  
Headley  
RG19 8LG

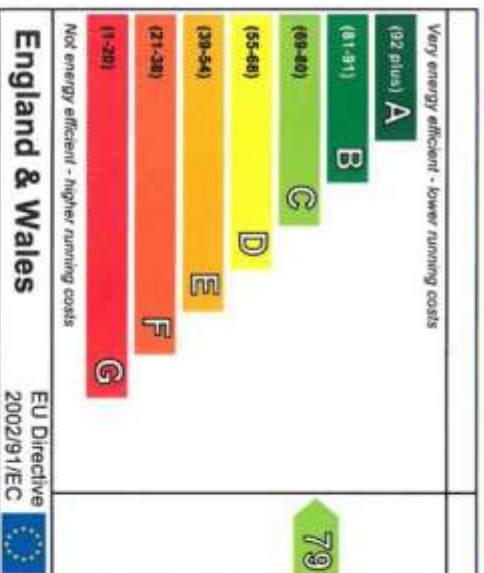
Dwelling type:  
Date of assessment:  
Produced by:  
Total floor area:

Semi-detached House  
05 November 2017  
Nick Gill  
61 m<sup>2</sup>

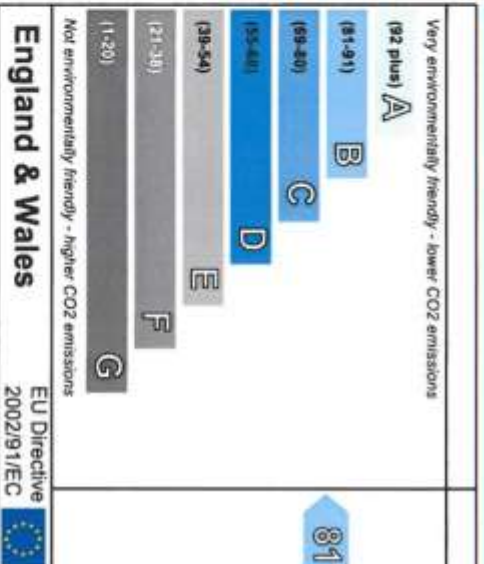
This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



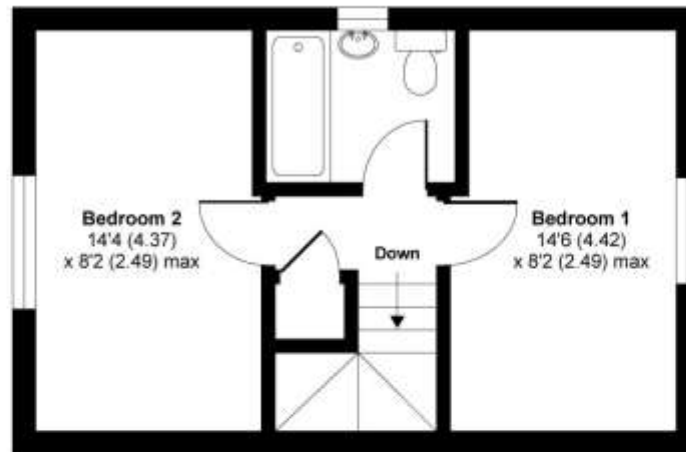
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

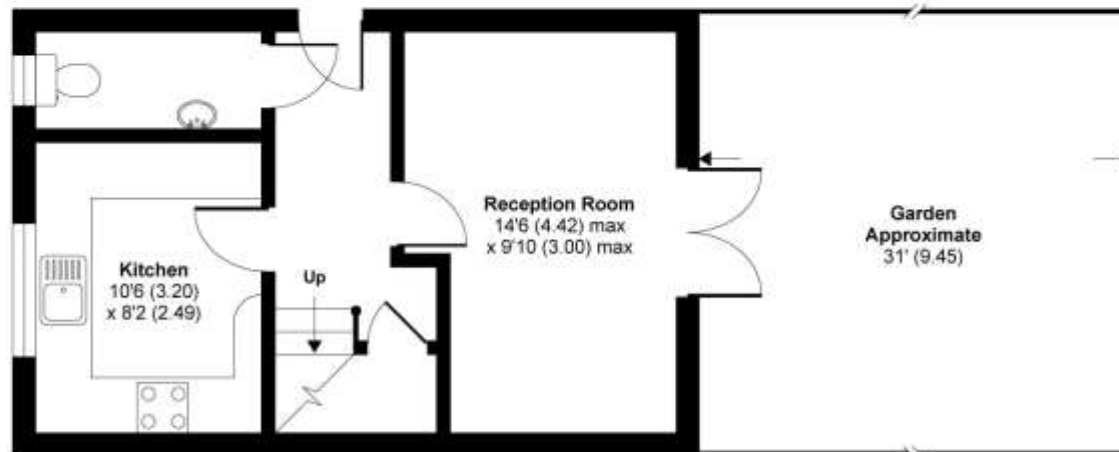


# Furrow Cottage, Newbury Road, Headley, Thatcham, RG19 8LG

APPROX. GROSS INTERNAL FLOOR AREA 670 SQ FT 62.2 SQ METRES



FIRST FLOOR



GROUND FLOOR

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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