



Brunsd
ASSOCIATES 

Hilltop, East Woodhay, Near Newbury, RG20 0AL

Guide Price: £350,000 – NO ONWARD CHAIN

A rare opportunity to purchase a Victorian 3 bedroom semi detached cottage in need of total renovation in an idyllic rural location. Perfect for extending (STP)

Entrance hall, sitting room, kitchen (with walk in larder), bathroom, 3 bedrooms, south facing garden, outbuildings

THE PROPERTY

Coming to the market for the first time since 1962, a 3 bedroom semi detached cottage in a wonderful rural location with a large south facing garden. The plot is approximately a fifth of an acre. Although in a “liveable” condition the cottage now needs modernising including heating and electrics. The plot would allow for a substantial extension (subject to planning).

OUTSIDE

The cottage sits in an idyllic location, having once been a game keepers cottage and part of the Stargroves Estate. There is garden to the front, side and rear of the property. There are a number of sheds and greenhouses in the garden.

LOCATION

East Woodhay is a popular, quiet hamlet to the south west of Newbury. There are good communications in the area with easy access to the A34 and M4. The market town of Newbury is close by and offers good shopping, leisure and recreational facilities including theatre, golf courses, horse racing and has many fine restaurants and hotels. Newbury 6 miles (London Paddington 50 minutes). M4 (J 13) 9 miles. A34 2 miles. Whitchurch 13 miles (London Waterloo 60 minutes). Please note, distances and times approximate.

DIRECTIONS

From the village of East End drive past the primary school on the right and continue up the hill to a T Junction. Turn right signposted West Woodhay and take the next left signposted to St. Martins church. Hilltop Cottage will be found by the church, the furthest cottage on the right hand side.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in *Band E* with tax payable of **£1,932.75** for the period 2018/2019.

SERVICES

Mains water and part electric heating. Shared septic tank.

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



Hilltop, 4 Church Cottages, East Woodhay, NEWBURY, RG20 0AL

Dwelling type: Semi-detached house Reference number: 8518-7724-5790-0780-4922
Date of assessment: 20 April 2018 Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 April 2018 Total floor area: 74 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: **£ 5,928**
Over 3 years you could save **£ 3,147**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 174 over 3 years	 You could save £ 3,147 over 3 years.
Heating	£ 4,632 over 3 years	£ 2,169 over 3 years	
Hot Water	£ 948 over 3 years	£ 438 over 3 years	
Totals	£ 5,928	£ 2,781	

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

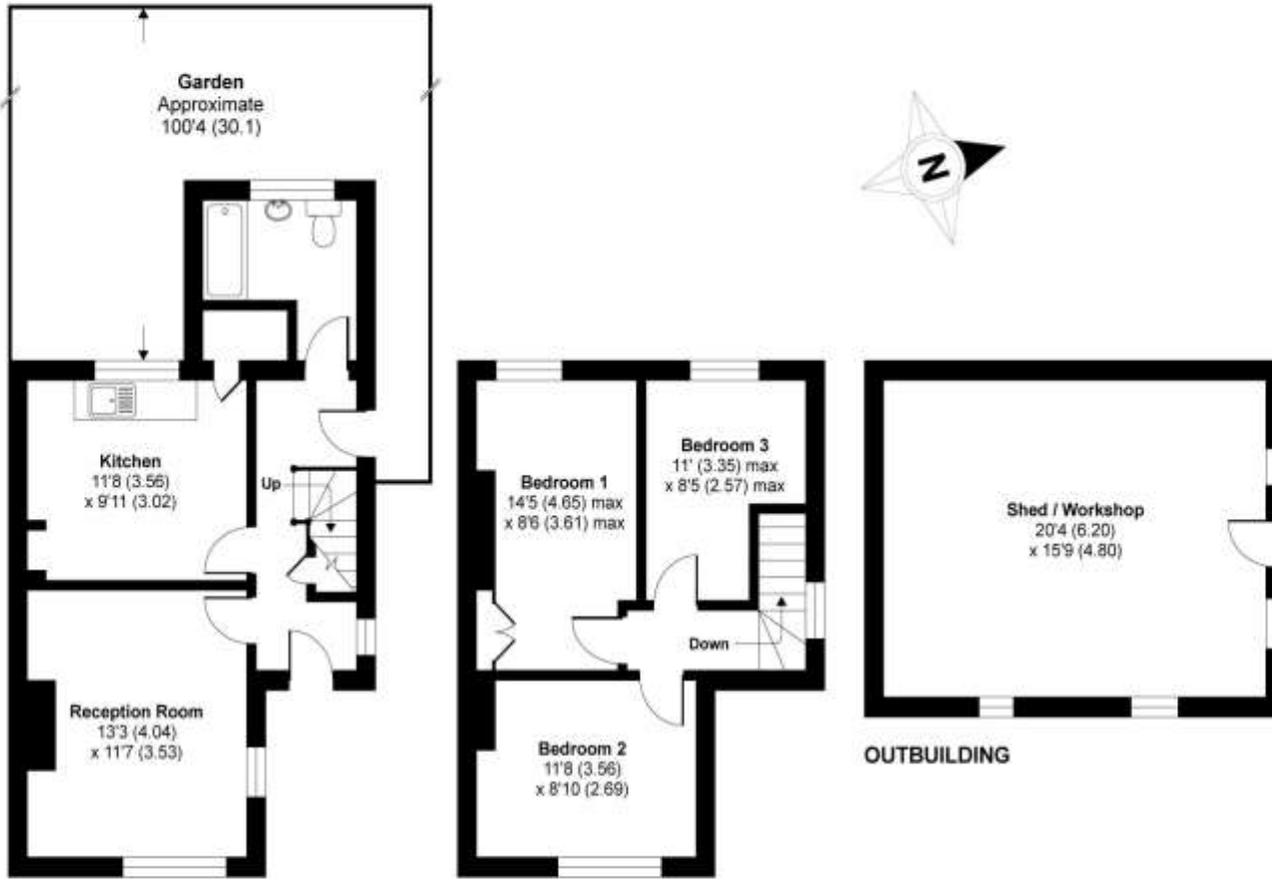
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,647
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 279
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 51

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

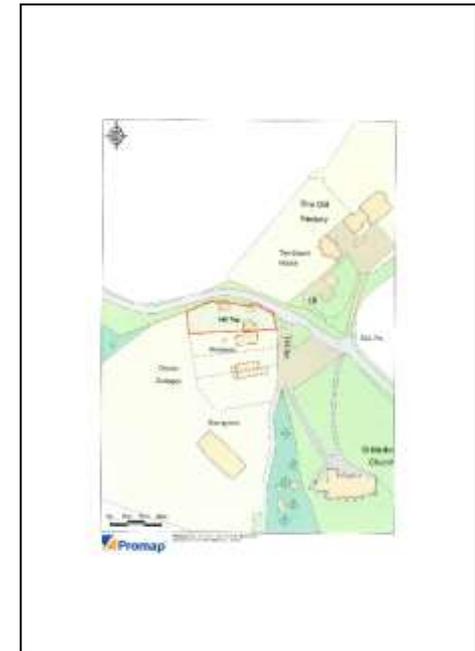
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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APPROX. GROSS INTERNAL FLOOR AREA 798 SQ FT 74.1 SQ METRES (EXCLUDES OUTBUILDING)



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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