



**Brunsd**  
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ASSOCIATES 

Honey Cottage, East End, Newbury, RG20 0AG

**GUIDE PRICE: £680.000 - FREEHOLD**

**An enchanting detached character cottage situated in a lovely village, offering a cosy and comfortable feel**

**Entrance hall, sitting room, kitchen, dining room, conservatory/garden room, cloakroom, 2 bedrooms, family bathroom, detached double garage with studio above**

#### **THE PROPERTY**

The property was originally one of a pair of gardeners' cottages to the Malverleys Estate and benefits from many character features. The accommodation comprises two storeys. A canopied porch leads to an entrance hall where there is a cloakroom with plumbing for a washing machine, doors to the kitchen and dining room as well as stairs to the first floor. The kitchen was designed and built by Optiplan and includes an Alpha range cooker (also serves hot water and heating). This room extends into a traditional style hardwood conservatory/garden room which has views across to the garden. The sitting room has a wealth of exposed beams and brickwork and a central multistove. This room flows seamlessly into the dining room which has a brick fireplace feature with beam over (not operational).

On the first floor there is a family bathroom fitted with a white suite. Further steps leads up to two large bedrooms both with built-in-cupboards and both enjoy views over the garden.

#### **OUTSIDE**

The property is approached via a gravel drive with five bar gate which leads to an area of parking and a detached garage which has two bays and a studio above, accessed via an external staircase. The garden brings colour and scent and is backed by woodland. There are numerous fruit trees, and vegetable patch as well as a paved sun terrace. The garden extends to approximately 0.25 acres.

#### **LOCATION**

Enjoy the best of both worlds – life in a quiet village with the beautiful Wayfarer's Walk on the doorstep, yet only a relatively short drive away from the A34/M4. Nearby Woolton Hill offers a good range of facilities including a shop/post office and a public house. Local schools are excellent and there is a lively community spirit if you are the type to join in, and peace and quiet if not! Newbury is about 5 miles north with all major shopping facilities and mainline station to London (Paddington). Road networks are good with access to the M4 (J13) and to the south, there is access to the M3 (J6) and from Whitchurch the train line to London Waterloo.

#### **DIRECTIONS**

From Newbury town centre head south-west leaving the town on the Andover Road (A343). After leaving Newbury take the first turn signposted Ball Hill where you will see the Woodpecker Pub on the right hand side. Continue along this road for approximately 2 miles and after entering Ball Hill, pass the Furze Bush Public House, on the right and continue along this road taking the 1<sup>st</sup> left hand turn just after the garage. Staying on this road pass East Woodhay Villlage Hall and turn left heading towards East End Village where the property is located on the right past the East Woodhay Cricket Club.

#### **COUNCIL TAX**

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band F** with tax payable of **£2,158.27** for the period 2017/2018.

#### **SERVICES**

Mains water and electricity, private drainage. Oil fired central heating.

#### **VIEWING**

By strict appointment with the vendors joint Agents Brunsdn Associates. **01635 255501** [property@brunsden.com](mailto:property@brunsden.com) IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdn 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



Honey Cottage, East End, NEWBURY, RG20 0AG

Dwelling type: Detached house  
 Date of assessment: 20 November 2015  
 Date of certificate: 23 November 2015

Reference number: 9444-2800-7295-9725-3795  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 104 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,578</b>
<b>Over 3 years you could save</b>	<b>£ 2,529</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 189 over 3 years	
Heating	£ 3,507 over 3 years	£ 1,572 over 3 years	
Hot Water	£ 768 over 3 years	£ 288 over 3 years	
<b>Totals</b>	<b>£ 4,578</b>	<b>£ 2,049</b>	<b>You could save £ 2,529 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

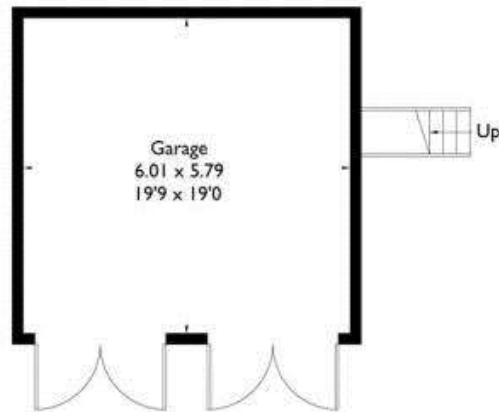
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 603	✓
2 Cavity wall insulation	£500 - £1,500	£ 117	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 261	⚠

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.

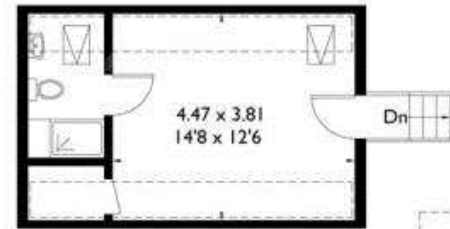
# East End, Newbury

Approximate Gross Internal Area = 122.2 sq m / 1315 sq ft  
 Garage = 57.6 sq m / 620 sq ft  
 Total = 179.8 sq m / 1935 sq ft



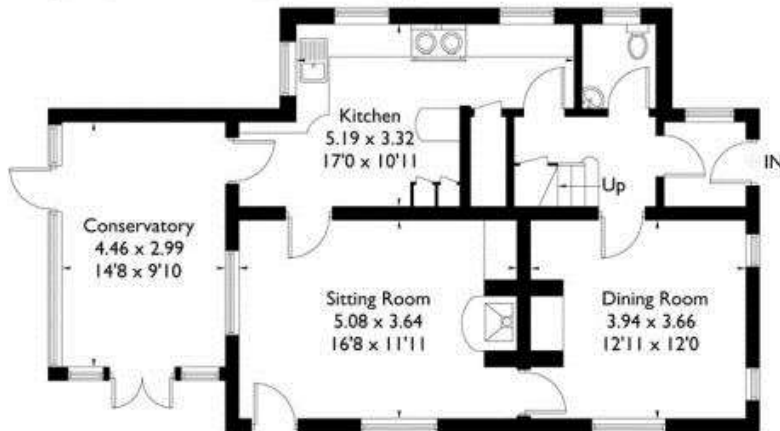
Garage - Ground Floor

(Not Shown In Actual Location / Orientation)



Garage - First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 157064

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.