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ASSOCIATES 

Marsden Cottage, Andover Road, Highclere, RG20 9SD

Guide Price: £625,000- Freehold

A well presented and tastefully modernised Victorian semi detached cottage with character and generous garden situated in a rural hamlet to the South of Newbury. Offered for sale with no onward chain.

THE PROPERTY

Marsden Cottage dates back to the Victorian era and was once part of Flexford Estate. It was extended almost 19 years ago and has now been recently modernised to provide spacious family accommodation with wonderful views from the kitchen and sitting room across open countryside. The generous refitted kitchen/breakfast room has a useful central island and quartz worktops. There is a drawing room with large inglenook with a wood burner and a separate dining room and study. The first floor has a master bedroom with a lovely en-suite, guest room including dressing room and en-suite and a further 2 double bedrooms with family bathroom. The family bathroom and en suite to the master bedroom have both been refitted by the current owners and also benefit from underfloor heating.

OUTSIDE

A long gravelled driveway leads to the house with parking and garage space (STP). There is a formal garden outside the cottage with a patio area.

LOCATION

Highclere is a popular and delightful village south of Newbury. The Red House pub and local schools are within easy walking distance. Nearby Woolton Hill has a village shop/Post Office, Primary Schools, Health Centre and village pub. Further facilities can be found in Newbury Town centre which is some 4 miles north with mainline station to Paddington (55 minutes). Whitchurch, some 15-20 minutes drive away has mainline trains to London Waterloo (just over 1 hour).

SCHOOLS

The area has an excellent choice of schooling including well considered Infant and Primary schools, with St Thomas' in Woolton Hill and St Martins in East End. There is also a choice of private schools Thorngrove, St.Gabriels, Cheam, Downe House and Horris Hill.

DIRECTIONS

Leave Newbury on the A343 leading towards Andover. Drive through Highclere and on leaving the village slow down immediately after the de-restriction sign. The entrance to the cottage is on the right directly opposite the "concealed entrance sign".

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band D** with tax payable of £1,653.19 for the period 2019/2020.

VIEWING

By strict appointment with the vendors Sole Agents Brunnsden Associates.

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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. **NB.** Some older properties may have asbestos bearing materials, please rely on your surveyor's advice.





Energy Performance Certificate



Marsden, Andover Road, Highclere, NEWBURY, RG20 9SD

Dwelling type: Semi-detached house **Reference number:** 8577-7025-0760-5823-8906
Date of assessment: 07 May 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 07 May 2013 **Total floor area:** 199 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

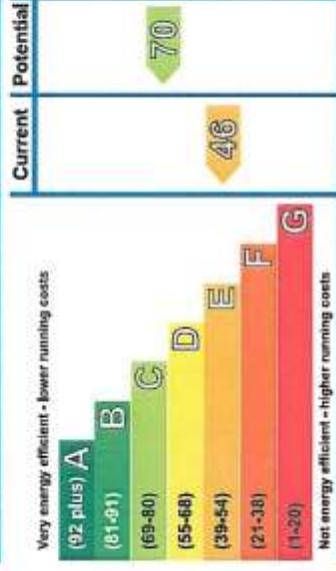
Estimated energy costs of dwelling for 3 years:	£ 7,410
Over 3 years you could save	£ 2,370

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 435 over 3 years	£ 243 over 3 years	
Heating	£ 6,312 over 3 years	£ 4,443 over 3 years	
Hot Water	£ 663 over 3 years	£ 354 over 3 years	
Totals	£ 7,410	£ 5,040	

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

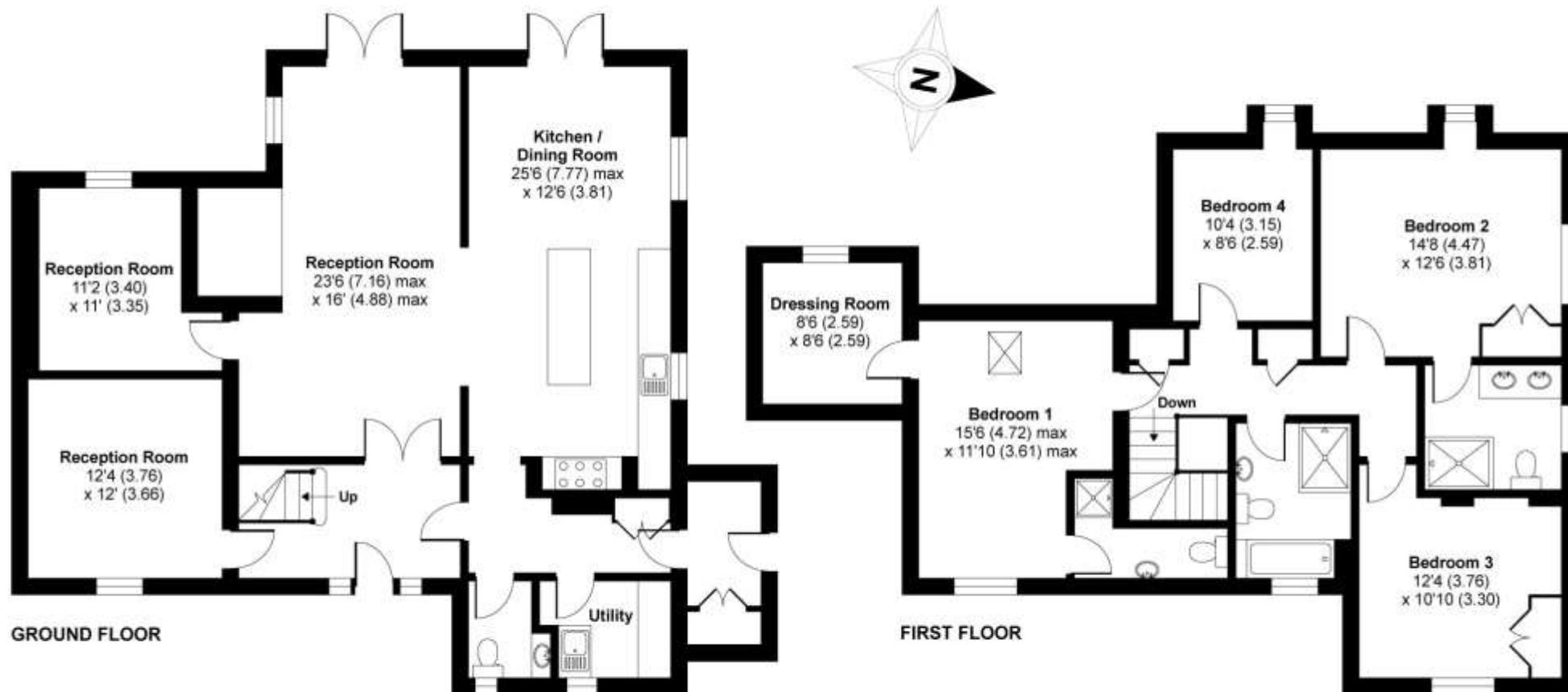
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,128	✓
2 Floor insulation	£800 - £1,200	£ 357	✓
3 Low energy lighting for all fixed outlets	£100	£ 144	

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 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.

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APPROX. GROSS INTERNAL FLOOR AREA 2221 SQ FT 206.3 SQ METRES



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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