



**Brunsdan**  
ASSOCIATES 

Old Lamb House, Long Lane, Cold Ash, RG18 9LY

**Guide Price: £495,000 – Freehold**

**An individual and spacious new detached house finished to a high specification in a popular location**

**Entrance hall, cloakroom, study, sitting room, kitchen/dining/family room, 3 double bedrooms (1 with en-suite), family bathroom**

#### **THE PROPERTY**

Old Lamb House has recently been built by a local developer who specialises in individual properties. The house has been completed with a high specification inside and out. The accommodation includes a contemporary kitchen/dining room with solid wood units, dishwasher, washer/drier, Samsung American style fridge/freezer and a Stoves range cooker. There is an island unit with concealed power supply in the work surface. Patio doors lead to the rear garden. The triple aspect sitting room has an open fire place with an exposed beam mantle. The ground floor also has a study and a cloakroom. The first floor has a generous landing with three double bedrooms (1 en-suite) and an attractive contemporary family bathroom.

#### **OUTSIDE**

There is plenty of off road parking at the front of the property which is furnished with set stones and raised flower beds. Access on both sides leads to the rear garden which is enclosed, laid to lawn and with a patio area, there is also a garden shed.

#### **LOCATION**

Curridge is very conveniently located within a few minutes drive of J13 of the M4 and with good access for the A34 (Oxford/Winchester). Nearby, Hermitage has a well considered village shop/post office, butchers shop, 2 public houses and combined infant/primary school. Newbury Town is just over 4 miles away with further shopping, leisure facilities and mainline station to Paddington (55 minutes).

#### **DIRECTIONS**

Leave Newbury from the Robin Hood Roundabout on the B4009 heading to Curridge. On entering Curridge, The Old Lamb House will be placed on the right hand side with a Brunsdens For Sale Board.

#### **COUNCIL TAX**

To be assessed.

#### **SERVICES**

Electricity, mains water and drainage. Underfloor heating via air source heat pump.

#### **VIEWING**

By strict appointment with the vendors Joint Agents Brunsdens Associates & Carter Jonas  
**01635 255501 & 01635 263001** [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdens.com](http://www.brunsdens.com)

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdens 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



Old Lamb House, Long Lane, Cold Ash, THATCHAM, RG18 9LY

Dwelling type: Detached house

Reference number: 0250-3839-7119-9793-2565

Date of assessment: 11 September 2017

Type of assessment: SAP, new dwelling

Date of certificate: 11 September 2017

Total floor area: 147 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:** **£ 1,599**

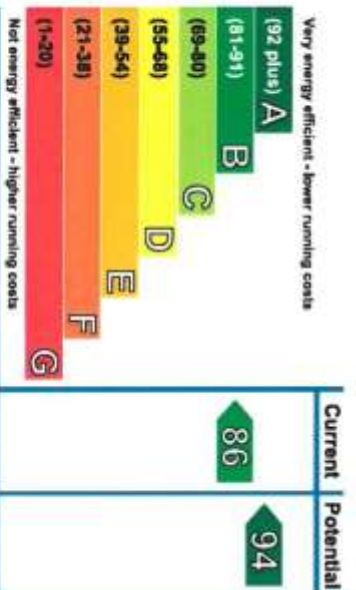
**Over 3 years you could save** **£ 153**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	
Heating	£ 924 over 3 years	£ 924 over 3 years	
Hot Water	£ 429 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 1,599</b>	<b>£ 1,446</b>	<b>You could save £ 153 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).

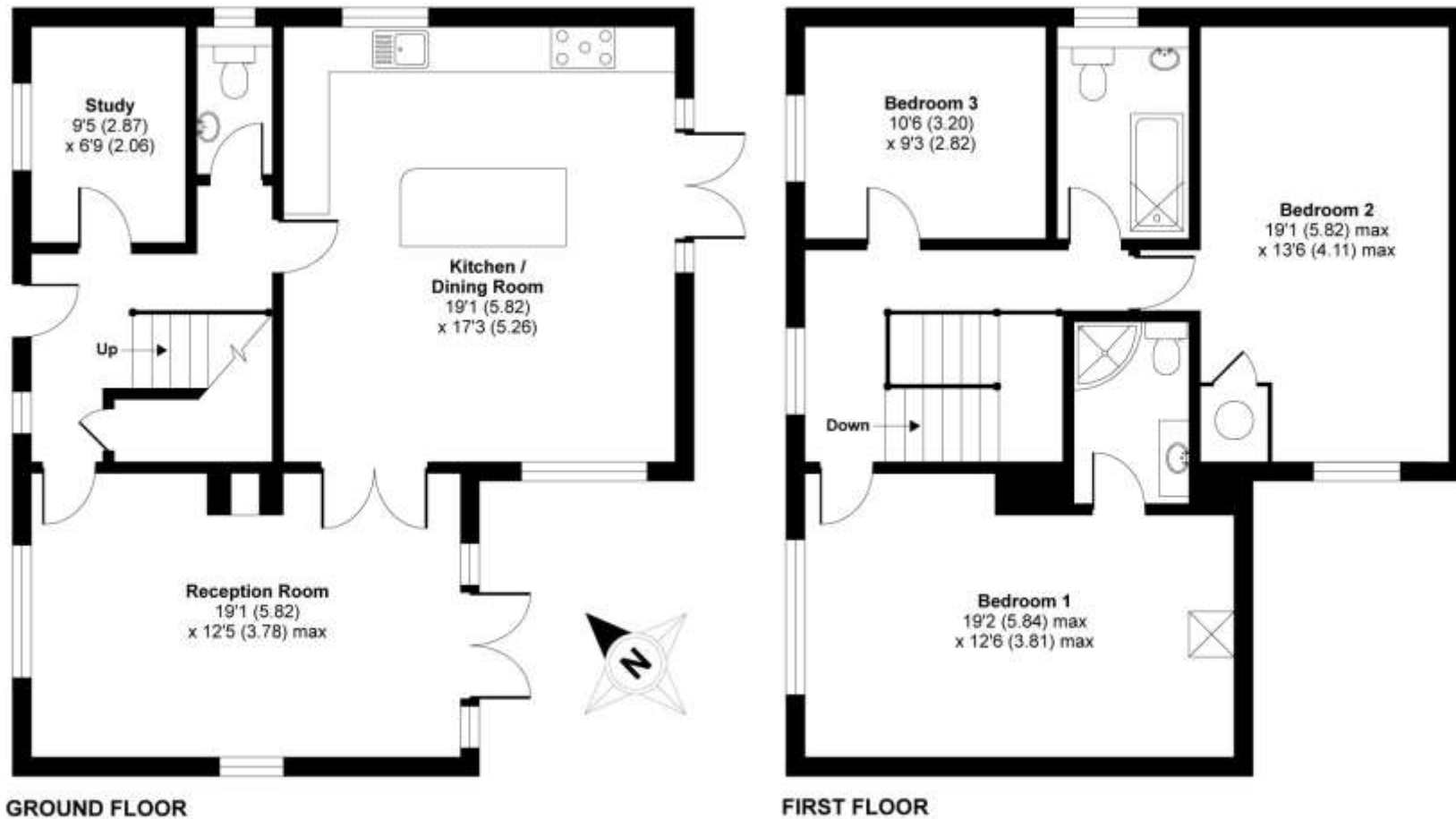
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 153
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 882

# Old Lamb House, Curridge, Thatcham, RG18 9LY

APPROX. GROSS INTERNAL FLOOR AREA 1586 SQ FT 147.3 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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