



**Brunsdan**  
ASSOCIATES 

Poacher's Pocket, Knights Lane, Ball Hill, RG20 0NW

**Guide Price: £595,000 – Freehold**

**A surprisingly spacious and well maintained three bedroom bungalow with a stunning outlook from the rear over open fields and countryside beyond**

**Large entrance hall with double cloaks cupboard, separate dining room, reception room with wood burner, kitchen/breakfast room, utility room, master bedroom with en suite shower, two further double bedrooms, family bathroom, converted loft with retractable ladder, garage, driveway parking for several vehicles, well kept gardens to front and rear, backing onto open fields**

#### **THE PROPERTY**

Situated in a quiet no-through road in a highly sought after village this well presented bungalow provides generous accommodation with a separate dining room, dual aspect reception with wood burner and door to garden, kitchen/breakfast room and utility room. There are three double bedrooms all with built-in storage, an en suite with double shower to the master bedroom and further family bathroom all beautifully fitted out with white sanitary ware. The loft would be ideal as a hobbies room with retractable ladder, velux window, light and power. On entering each room to the rear of the property your eyes are instantly drawn to the amazing view over the garden and across open fields and countryside beyond.

#### **OUTSIDE**

A gravel driveway to the front of the property provides off road parking for several vehicles leading to the garage with remote control roller blind powered door, power and light, and further workshop area. There is side access with potting area leading round to the rear garden with an extensive paved patio and steps down to the lawn inset with flower beds and mature shrubs, and water feature. There is also an additional area of fenced land which was purchased by the current owners please note this area is agricultural land.

#### **DIRECTIONS**

Leave Newbury via the Andover Road and at the mini roundabouts go straight ahead and pass Park House and Falkland Schools. After approximately 1 mile, turn right at the Woodpecker Public House and continue along this road passing Yew Tree Garden Centre and The Furze Bush Public House. Shortly after Ball Hill Garage, turn right into Knights Lane and Poachers Pocket will be found after a short distance on the right hand side.

#### **LOCATION**

Ball Hill is a sought after area south of Newbury with easy access to major road networks and yet in the heart of pretty countryside. There is a garden centre, garage and pub/restaurant. Primary school catchment area is St Martins at East Woodhay or St Thomas' at Woolton Hill with secondary schools in Newbury. Newbury about 4 miles north has a station with trains to London (Paddington) c. 55minutes and Whitchurch about 7 miles south has a station with trains to London (Waterloo) c. 1hr. The by-pass is about 2.6 miles away with access to the A34/M4 (J13). The surrounding countryside offers ample walking, cycling and riding opportunities.

#### **RATES**

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band F** with rates payable of **£2,284.16** for the period 2018/2019.

#### **VIEWING**

By strict appointment with the Vendors Sole Agents Brunnsden Associates.

**01635 255501 [property@brunnsden.com](mailto:property@brunnsden.com) [www.brunnsden.com](http://www.brunnsden.com)** 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



Poachers Pocket, Knights Lane, Ball Hill, NEWBURY, RG20 0NW

Dwelling type: Detached bungalow  
 Reference number: 0368-8051-7256-5723-2994  
 Date of assessment: 06 June 2017  
 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 07 June 2017  
 Total floor area: 149 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

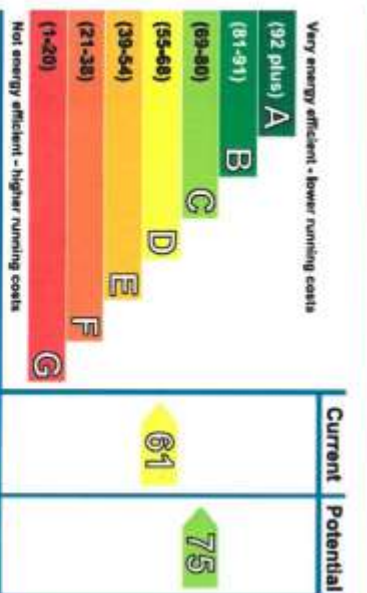
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,096</b>
<b>Over 3 years you could save</b>	<b>£ 561</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years	
Heating	£ 2,400 over 3 years	£ 2,061 over 3 years	
Hot Water	£ 453 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 3,096</b>	<b>£ 2,535</b>	<b>You could save £ 561 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.

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

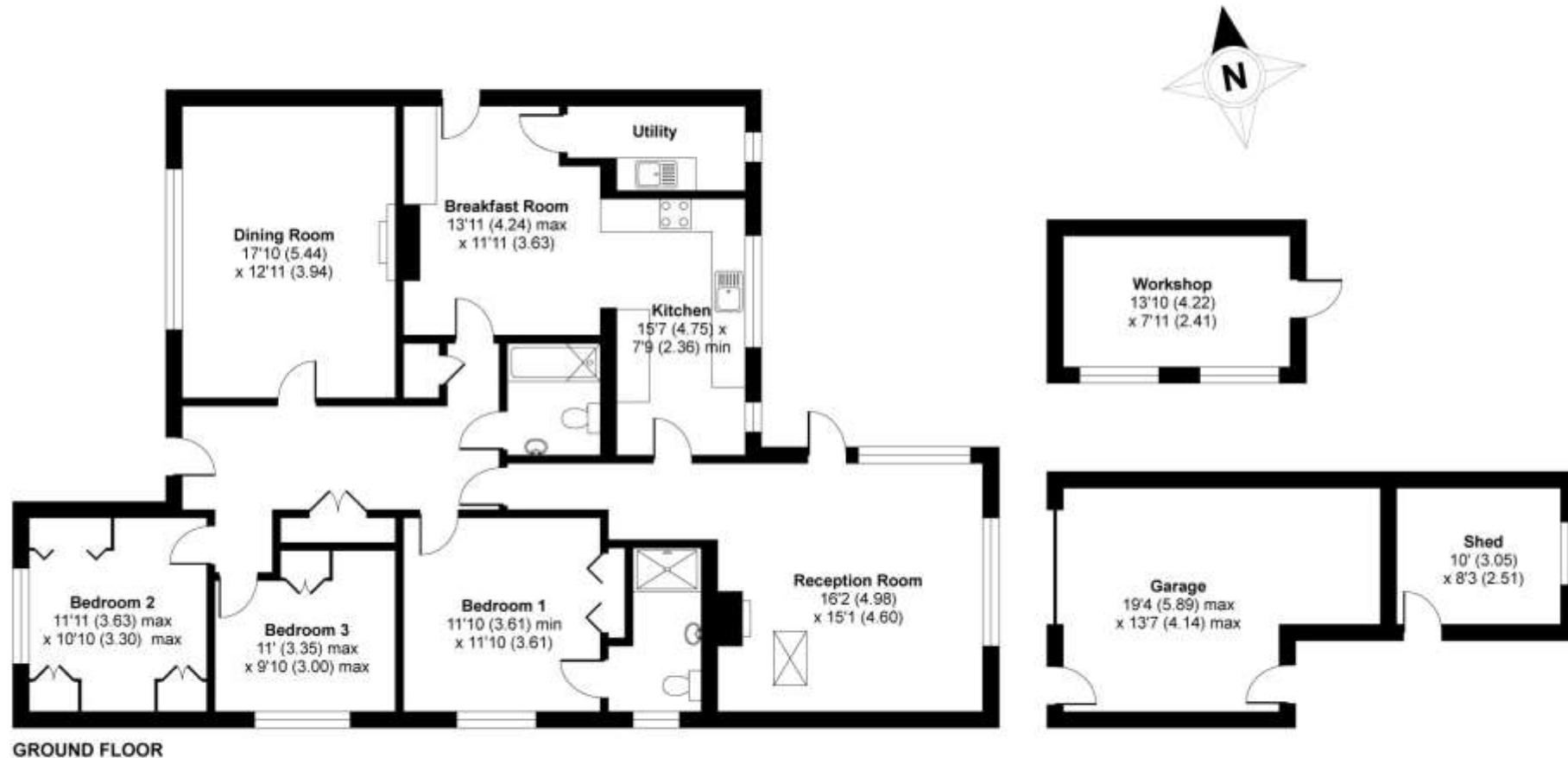
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 261	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 150	✓
3 Solar water heating	£4,000 - £6,000	£ 150	✓

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](http://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 1924 SQ FT 178.7 SQ METRES (INCLUDES GARAGE & EXCLUDES WORKSHOP)



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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