



**Brunsd**  
ASSOCIATES 

Gorsefield, Ball Hill, Newbury, Berkshire RG20 0NY

**Guide price: £ 525,000 – Freehold.**

**An attractive detached three bedroom house with potential to modernise and extend (STP) set within a generous plot and located in a desirable village to the South of Newbury. Offered for sale with no onward chain.**

**Entrance hall, reception room, dining room, kitchen, lean-to conservatory, three bedrooms, family bathroom, outside WC & boiler room, two garages & carport, driveway parking, gardens front and rear.**

#### **THE PROPERTY**

This detached family home offers light and spacious accommodation throughout with potential for improvement or extension (STP). There is a spacious entrance hall with doors to the two separate reception rooms and kitchen with a lean-to conservatory across the rear of the property with doors opening out on to the garden. On the first floor there are three bedrooms, the master bedroom has a range of built-in wardrobes and the second double is fitted with a shower. There is also a family bathroom which is fitted with a white three piece suite.

#### **OUTSIDE**

To the front of the property is a driveway providing off road parking for several vehicles leading to the garage and carport which also gives access through to the second garage. The front garden has a variety of shrubs and trees with a low hedge to the front boundary. There is access on both sides of the property to the rear garden which extends to approximately 160 ft and is mainly laid to lawn with a paved patio and pathway to the side. There are a variety of mature shrubs and trees including a mature Magnolia tree. There is also a shed situated towards the end of the garden.

#### **DIRECTIONS**

From the town centre, take the A343, Andover Road south towards Andover. Leave the town and at the bottom of the hill turn right by the Woodpecker public house, signed Ball Hill. Follow the road through Ball Hill, past the Furze Bush public house, take the Woolton Hill turning on the left and Gorsefield is the 6<sup>th</sup> property on the left hand side

#### **THE LOCATION**

Ball Hill is to the south of Newbury in catchment for an excellent Primary School. Access to good road links are close to hand with the A34 (by-pass) about 2 miles away connecting to A34 north/south, M4 east/west and M3 east/south west. There are further facilities in Woolton Hill with a Health Centre, shop/Post Office and pub restaurant, with major facilities available in Newbury some 5 miles north and an abundance of footpaths and bridle paths in the immediate vicinity. Newbury Station is about 5 miles with services to London Paddington in under an hour, Whitchurch Station is approximately 8 miles away with services to London Waterloo in just over an hour.

#### **COUNCIL TAX**

We are advised by Basingstoke and Deane Council that the property is in Band F with tax payable of £2,381.40 for the period 2019/2020.

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdon Associates Tel: 01635 255501

Website: [www.brunsdon.com](http://www.brunsdon.com) Email: [property@brunsdon.com](mailto:property@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



**Gorsefield, Ball Hill, NEWBURY, RG20 0NY**

**Dwelling type:** Detached house      **Reference number:** 8568-7120-6399-4139-7976  
**Date of assessment:** 31 October 2018      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 31 October 2018      **Total floor area:** 110 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: £ 4,161**

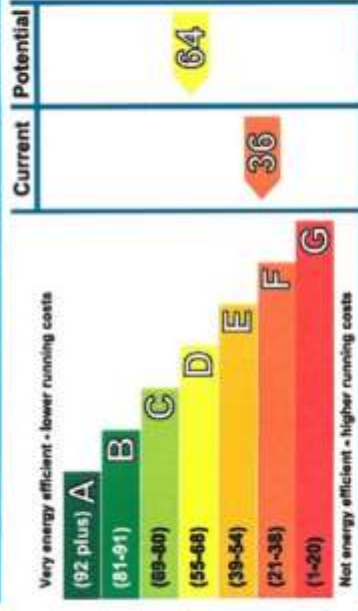
**Over 3 years you could save £ 1,326**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 213 over 3 years	
Heating	£ 3,342 over 3 years	£ 2,415 over 3 years	
Hot Water	£ 441 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 4,161</b>	<b>£ 2,835</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

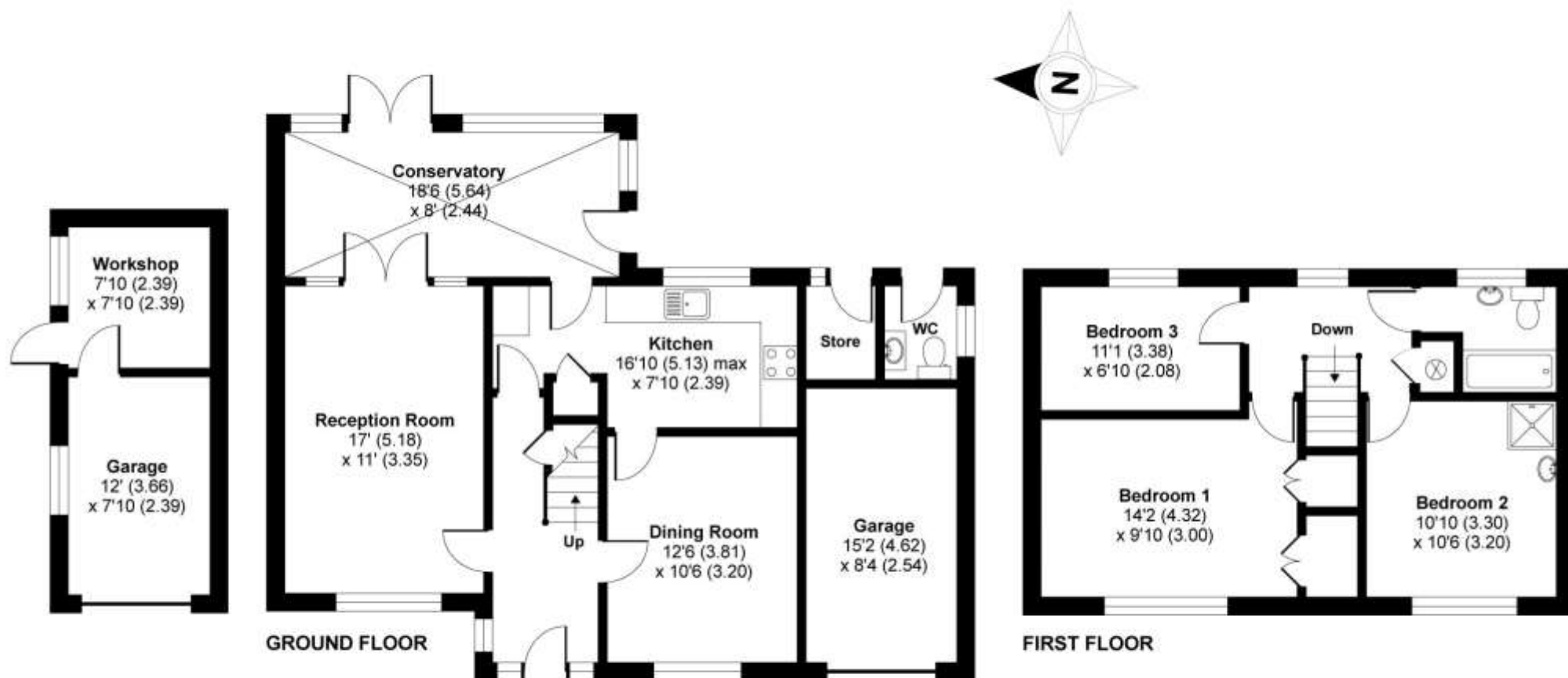
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 624
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 174
3 Increase hot water cylinder insulation	£15 - £30	£ 36

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.

# Gorsefield, Ball Hill, Newbury, RG20 0NY

APPROX. GROSS INTERNAL FLOOR AREA 1326 SQ FT 123.2 SQ METRES (INCLUDES ATTACHED GARAGE / EXCLUDES STORE, WC & GARAGE / WORKSHOP)



01635 255501 [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdens.com](http://www.brunsdens.com)  
The Old Axe & Compass, East End, Newbury RG20 0AA

