



**Brunsdan**  
ASSOCIATES 

The Old Shop, Trade Street, Woolton Hill, Newbury, RG20 9UJ

**Guide price: £ 825,000 – Freehold.**

**An interesting part-thatched village house formerly 'The Old Post Office and Bakery' now in need of updating, with extensive outbuildings and grounds providing further potential. There may be a possible building plot within the grounds subject to planning.**

**Covered porch, entrance hall with beams, cloakroom, dual aspect reception room with brick built fireplace, dining room with wood burner, kitchen, further reception room with access to further rooms and utility area, five bedrooms, en suite bathroom and dressing room/bedroom 6, family bathroom, courtyard with outbuildings comprising former bakery with original ovens, stable, storerooms, shed, three carports (in need of repair), gravel driveway, extensive grounds of c.38 acre backing onto open land.**

#### **THE PROPERTY**

A charming detached period house with many original features offering potential for improvement. The accommodation is arranged over two floors with three reception rooms, kitchen, further range of rooms currently used as storage with access door to the courtyard. There are five/six bedrooms and two bathrooms on the first floor.

#### **OUTSIDE**

An impressive gravel driveway to the side of the property provides parking for several vehicles and leads into the courtyard, with a range of interesting outbuildings and a well (not working). The gardens are to the side and rear, mainly laid to lawn with a range of mature trees and hedges. The generous plot backs onto the village field with views to the church beyond and measures approximately c.38acre.

#### **DIRECTIONS**

From Newbury take the A343 Andover Road and continue out of Newbury, after passing under the Bypass continue to the crossroads and turn right to Woolton Hill. Pass the Church Hall on the left and take the second turning on the left into Trade Street. The Old Shop will be found on left hand side easily identified by the Brunnsden 'For Sale' board.

#### **THE LOCATION**

Woolton Hill is a highly desirable village some 5 miles to the south of Newbury. It has all the requirements for daily living with a health centre, village shop/Post Office and pub/restaurant. There is excellent walking, cycling and riding in the surrounding countryside. Communications via road and rail are well served with the A34 about 1 mile away offering access to the north to J13 of the M4 and also south to J6 of the M3. From Newbury Station (4 miles) trains into London Paddington in about 1 hour. From Whitchurch (about 7 miles) trains into London Waterloo in just over 1 hour. Southampton Airport is approx 35 miles and Heathrow 45 miles.

#### **COUNCIL TAX**

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

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunnsden Associates Tel: 01635 255501  
Website: [www.brunnsden.com](http://www.brunnsden.com) Email: [property@brunnsden.com](mailto:property@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.





# Energy Performance Certificate



The Old Shop, Woolton Hill, NEWBURY, RG20 9UJ

**Dwelling type:** Detached house  
**Date of assessment:** 29 January 2019  
**Date of certificate:** 30 January 2019  
**Reference number:** 0267-2821-7190-9521-7181  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 214 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: £ 7,767**

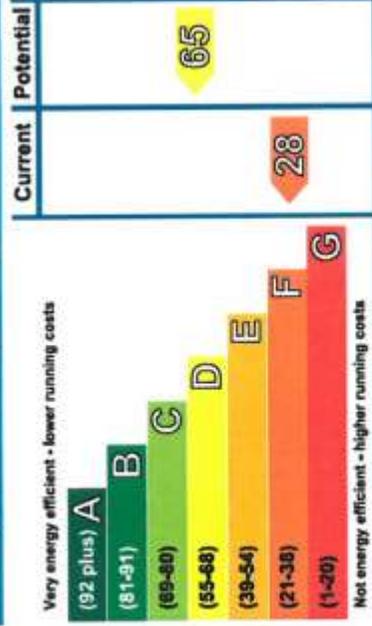
**Over 3 years you could save £ 3,525**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 324 over 3 years	
Heating	£ 6,717 over 3 years	£ 3,687 over 3 years	
Hot Water	£ 729 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 7,767</b>	<b>£ 4,242</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 Internal or external wall insulation	£4,000 - £14,000	£ 672
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 366
3 Hot water cylinder thermostat	£200 - £400	£ 489

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.

Approximate IPMS2 Floor Area = 247.1 sq m / 2660 sq ft (Including Boiler House)  
 Outbuilding = 62.7 sq m / 675 sq ft (Excluding Carport)  
 Limited Use Area = 10.7 sq m / 115 sq ft  
 Total = 320.5 sq m / 3450 sq ft



Views



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 225408