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ASSOCIATES 

Lot 2, "Wild Hedges", 66 Burys Bank Road,
Crookham Common, Thatcham, RG19 8DD

Guide price: £575,000 – Freehold.

A detached Victorian 4 bedroom house in a lovely position on a 0.75 acre rural site in need of modernisation. No onward chain.

Ground Floor: Reception hall, shower/cloakroom, double aspect sitting room with open fireplace, dining room, kitchen and garden room. First Floor: Master bedroom with fitted wardrobes and vanity unit, 2 further double bedrooms, single bedroom, family bathroom, attached oversized single garage/workshop.

THE PROPERTY

Coming to the market for the first time since 1955, “Wild Hedges” is now in need of modernisation but offers a wonderful opportunity to produce a fine home in a delightful location. Huge potential for extension (STP) and improvement.

The 0.75 acre grounds are a particular feature and made up of a mature garden with many specimen trees and shrubs running down to an extensive area of woodland, an amazing haven for wildlife.

THE LOCATION

Located towards the eastern end of Burys Bank Road and approached over part of Crookham Common itself, the house is set well back out of sight of the road and backs onto the Bowdown Woods a nature reserve forming part of West Berkshire’s Living Landscape. The property is in a beautiful rural setting yet easily accessible for both Newbury and Thatcham.

The property, being south of Newbury town centre is well placed for access to the railway station, the Newbury Race Course, golf course and the centre of the town which offers excellent shopping, dining and entertainment amenities. Newbury offers access to the M4 motorway (J13) via the Newbury A34 Bypass and Newbury Station provides access to London Paddington in under an hour. The area also offers a large variety of well regarded schools for all age groups. A wonderful location giving direct access to the fully reclaimed Common with lovely walks for all.

DIRECTIONS

From Newbury retail park proceed along Pinchington Lane which runs into Burys Bank Road. Pass Crookham and Newbury Golf Club on the left and Greenham Control Tower (now a Café and Visitors Centre) on the right. Look out on the left hand side for the Access to 66, 72 etc and proceed over the unmade road bearing left and the property is then straight ahead of you.

SERVICES

Electricity and water, private drainage.

PRICE

Price guide – £575,000.

VIEWING

By strict appointment with the vendors Sole Agents Brunnsden Associates

Tel: 01635 255501 Website: www.brunnsden.com Email: property@brunnsden.com

SPECIAL REMARKS

This is “Lot 2”, Lot 1 is an adjoining plot of approx 1.2 acres with consent for an impressive new detached house. Available separately or together/subject to contract.

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.



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APPROX. GROSS INTERNAL FLOOR AREA 2127 SQ FT 197.6 SQ METRES (INCLUDES GARAGE & LEAN TO)



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.

Energy Performance Certificate



66, Burys Bank Road, Crookham Common, THATCHAM, RG19 8DD

Dwelling type: Detached house **Reference number:** 2318-5087-7284-6741-1980
Date of assessment: 29 April 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 29 April 2019 **Total floor area:** 147 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:

£ 6,876

Over 3 years you could save

£ 3,306

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	
Heating	£ 6,054 over 3 years	£ 3,081 over 3 years	
Hot Water	£ 561 over 3 years	£ 228 over 3 years	
Totals	£ 6,876	£ 3,570	

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.

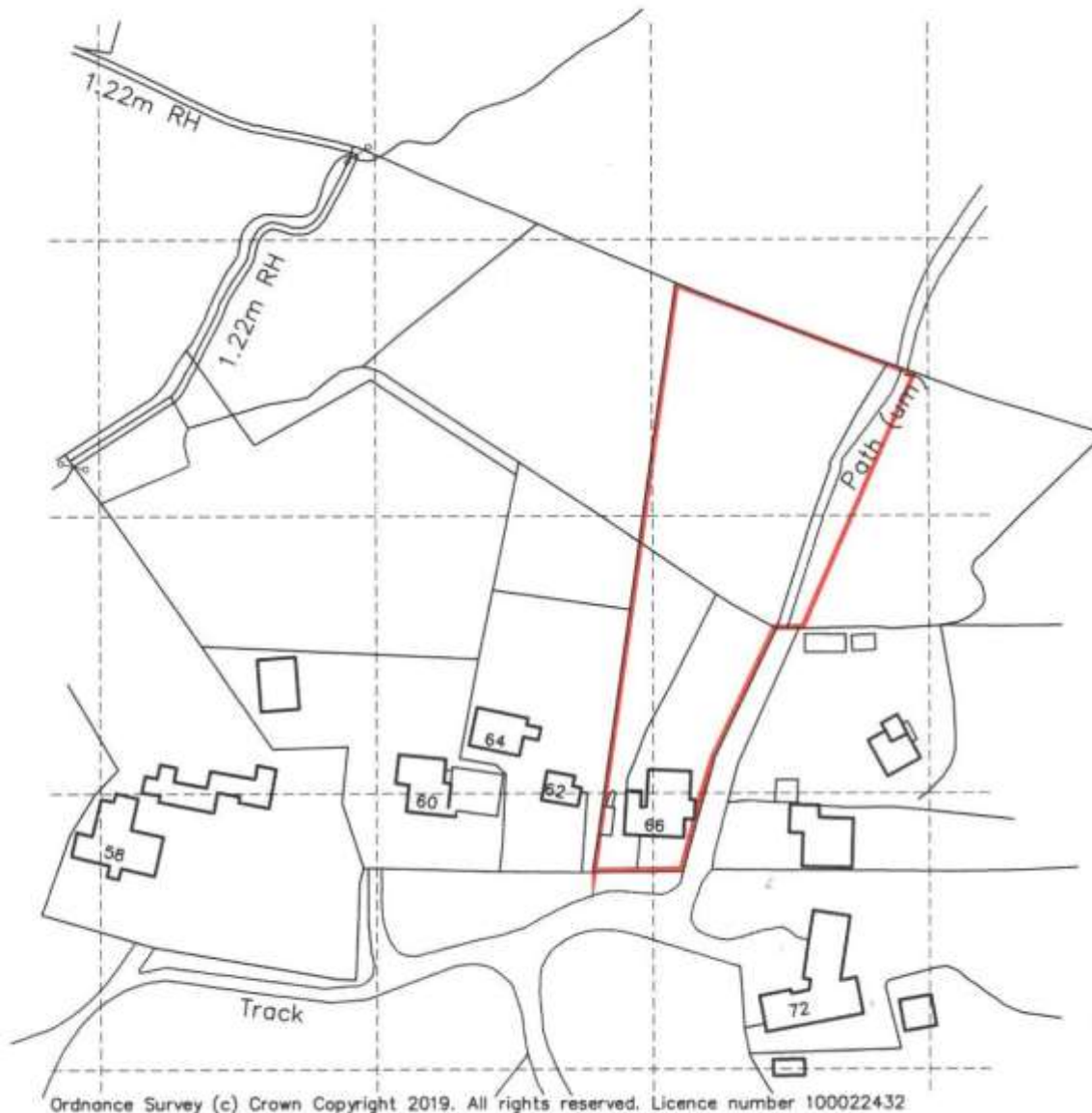
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,158
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 333
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 882

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 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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LOT 2 (TWO)

GUIDE ONLY STC

66 BURY'S BANK ROAD
THATCHAM
RG19 8DD

SCALE 1:1250 @ A4