



Brunsd
ASSOCIATES 

16 Harwood Rise, Woolton Hill, Near Newbury, RG20 9XW

Guide Price: £420,000 Freehold

A well presented four bedroom detached family home offering spacious accommodation throughout situated in a cul-de-sac location within this popular village to the south of Newbury

Entrance hall, cloakroom, L-shaped living/dining room, kitchen, utility area, four generous bedrooms, family bathroom, garage, driveway, well kept gardens to front and rear

THE PROPERTY

Tucked away in a small cul-de-sac of just 4 houses, this detached house offers well planned accommodation arranged over two floors with a spacious dual aspect living/dining room with patio doors opening to the rear garden. There is a modern fitted kitchen with useful utility area and a cloakroom on the ground floor. On the first floor there are three generous double bedrooms and one single bedroom. The family bathroom is fitted with a white suite comprising p-shaped bath with shower over, wash hand basin set in a vanity unit and a low level WC. The property benefits from double glazing and oil fired central heating.

OUTSIDE

There is a gravel driveway providing off road parking for several vehicles leading to the garage with up and over door, power and light. The front garden is mainly laid to lawn and the landscaped rear garden has paved pathways and a patio, raised flower beds and gravel play areas with a central lawn. The garden is bordered by mature trees and shrubs and enclosed with paneled fencing. There is also a shed/workshop.

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, pub/restaurant all within walking distance, well respected Infant and Junior Schools plus further private junior and senior schools in the area. There is excellent walking, cycling and riding in the surrounding countryside. Of particular note is The Chase - National Trust Woodland and lake. 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.

DIRECTIONS

Leave Newbury on A343 leading south to Andover. At the Penwood crossroads turn right signed to Woolton Hill. Take the first turning on the right to Broad Layings and follow the road, passing the post office on the left and continue down the hill. Take the next turning on the right into Harwood Rise, turn right into the second gravelled access drive where the property can be found on the left hand side.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band E** with tax payable of **£1,932.75** for the period 2018/2019.

SERVICES

Electricity, mains water and drainage. Oil fired central heating.

VIEWING

By strict appointment with the vendors Sole Agents Brunnsden Associates. **01635 255501** property@brunnsden.com 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.





Energy Performance Certificate



16, Harwood Rise, Woolton Hill, NEWBURY, RG20 9XW

Dwelling type: Detached house Reference number: 2378-4044-7277-2738-3914
 Date of assessment: 23 March 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 26 March 2018 Total floor area: 93 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:

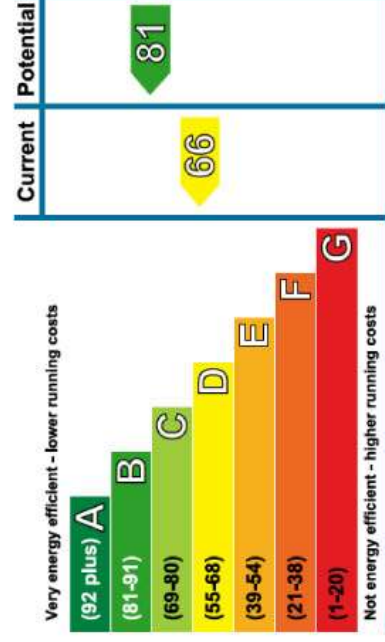
Over 3 years you could save	£ 1,713
Over 3 years you could save	£ 252

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 1,158 over 3 years	£ 1,050 over 3 years	<div style="background-color: #0070c0; color: white; padding: 10px; transform: rotate(-45deg); display: inline-block;"> You could save £ 252 over 3 years </div>
Hot Water	£ 366 over 3 years	£ 222 over 3 years	
Totals	£ 1,713	£ 1,461	

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.

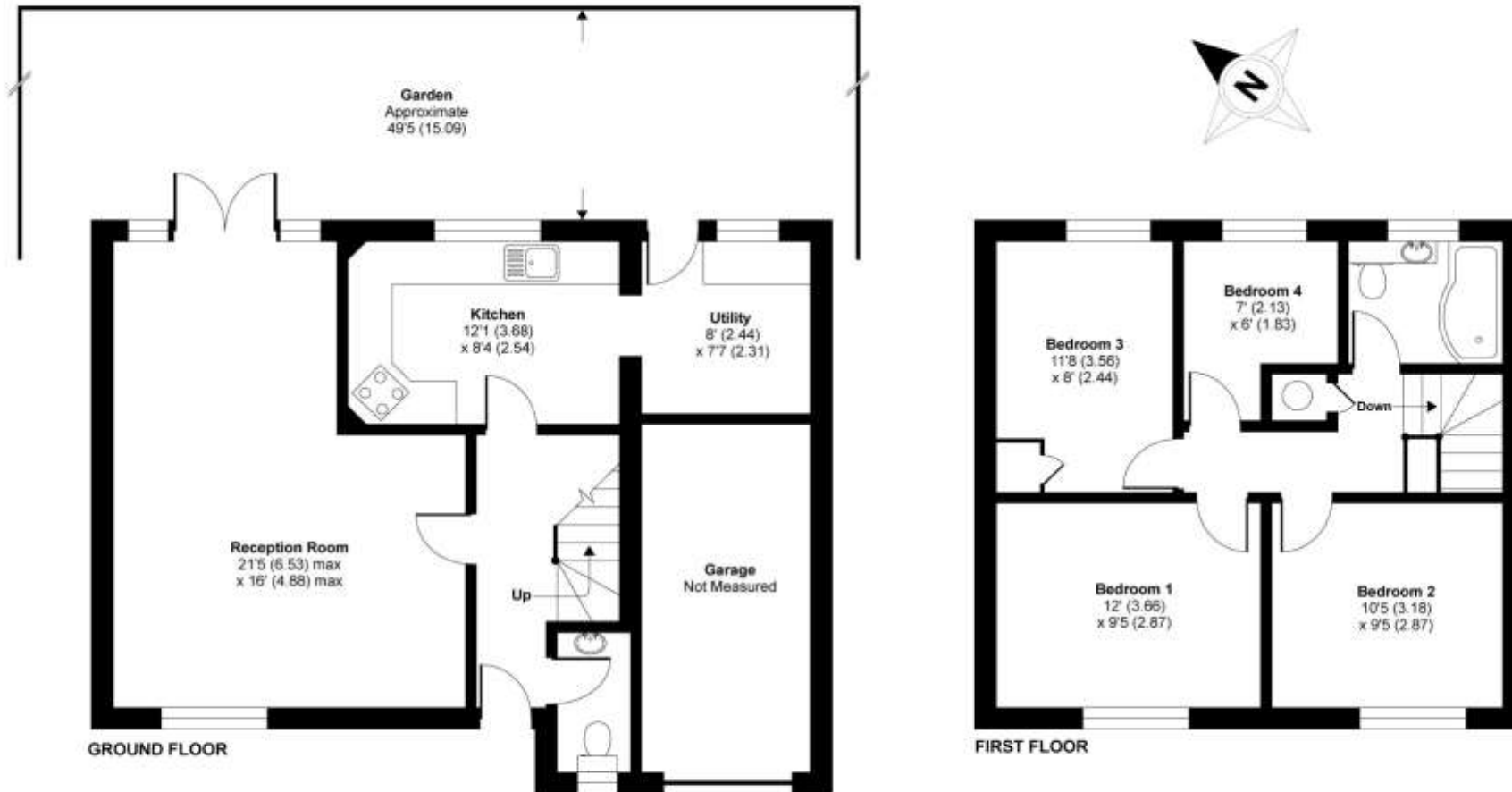
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 123
2 Solar water heating	£4,000 - £6,000	£ 132
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 903

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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APPROX. GROSS INTERNAL FLOOR AREA 1077 SQ FT 100.1 SQ METRES (EXCLUDES GARAGE)



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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