



Brunsd
ASSOCIATES 

Lakeview, 18 Capability Way, Greenham, Thatcham, RG19 8FA

Guide Price: £550,000 – Freehold

An extremely attractive four bedroom family home finished to a high specification with views from the front down to the lake and woodland beyond

Reception hall, triple aspect living room with wood burner, kitchen/dining/family room with integrated appliances, utility room, study, cloakroom, master bedroom with built-in wardrobes and en suite shower room, 3 further bedrooms, family bathroom, garage, block paved driveway and enclosed rear garden

THE PROPERTY

18 Capability Way was built by Bloor Homes in 2011 and has been in the ownership of the current vendors from new. The house is beautifully presented throughout with a most attractive triple aspect living room with a fitted wood burner. The kitchen/dining/family room is also triple aspect with patio doors to the rear garden and fitted with stylish off-white kitchen units with integrated appliances and island. There is also a study, useful utility room and cloakroom on the ground floor. Complimented by a spacious landing, generous master bedroom with fitted wardrobe and en suite shower, three further double bedrooms and family bathroom with separate shower on the first floor. There is engineered light oak wood flooring in the reception room, study and all the bedrooms. The entrance hall, cloakroom, kitchen/breakfast/dining room and bathrooms have tiled flooring.

OUTSIDE

A blocked paved driveway to the side of the property provides off road parking and leads to the garage with enclosed bin store to the side. The garage has an up and over door, eaves storage and personal door to the garden. There is a small garden to the front bordered by a low hedge. The rear garden is enclosed and mainly laid to lawn with a paved patio and further decked patio area to one corner and a raised flower bed to one side.

LOCATION

Capability Way is a short five minute walk away from Newbury Retail Park and Tesco's Superstore. The house is located just opposite a green with a footpath leading onto Greenham Common. Newbury Town is a five minute drive with further shopping, leisure facilities and mainline station to Paddington (55 minutes).

DIRECTIONS

Follow the A339 from Newbury leading to Basingstoke. At the top of the hill turn left to Tesco's and the Retail Park. Cross over the next two roundabouts and Capability Way will be found on the left.

COUNCIL TAX

We have been informed by West Berkshire Council that the property is in **Band F** with tax payable of **£2,386.25** for the period 2017/2018.

SERVICES

Electricity, mains water and drainage. Gas central heating. There is also a water softener.

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.





Lake close to the house



Woodland walk close to the house

Energy Performance Certificate



18, Capability Way, Greenham, THATCHAM, RG19 8FA

Dwelling type: Detached house

Reference number: 0010-3836-7913-9507-3215

Date of assessment: 06 September 2013

Type of assessment: SAP, new dwelling

Date of certificate: 06 September 2013

Total floor area: 150 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:

£ 2,049

Over 3 years you could save

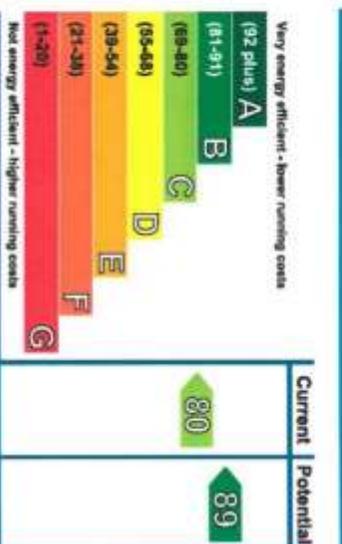
£ 216

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 207 over 3 years	
Heating	£ 1,386 over 3 years	£ 1,404 over 3 years	
Hot Water	£ 333 over 3 years	£ 222 over 3 years	
Totals	£ 2,049	£ 1,833	You could save £ 216 over 3 years

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.

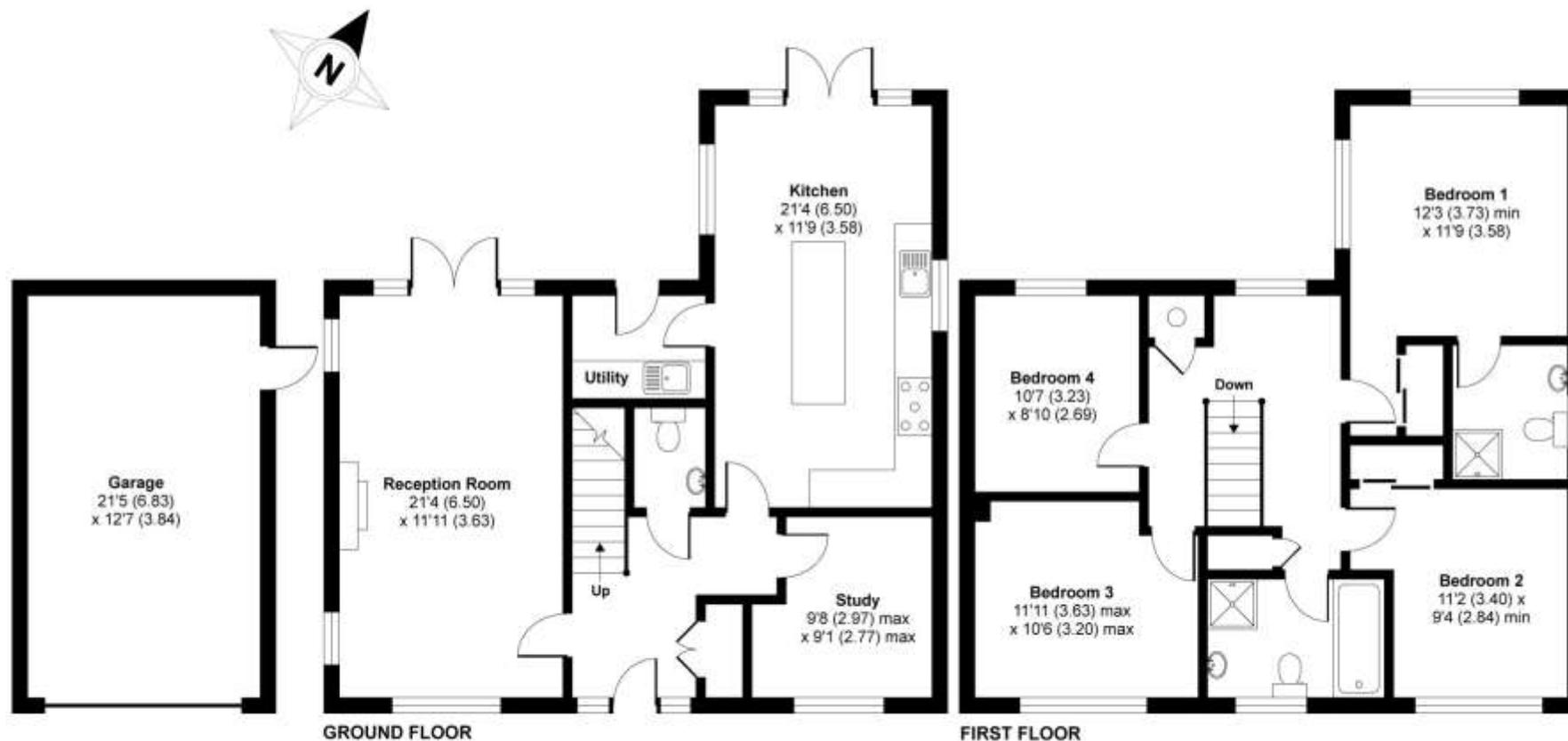
Actions you can take to save money and make your home more efficient

Recommended measures

	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£ 18	£ 108
2 Solar water heating	£4,000 - £6,000	£ 111
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 699

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APPROX. GROSS INTERNAL FLOOR AREA 1875 SQ FT 174.1 SQ METRES (INCLUDES 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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