



Brunsd
ASSOCIATES 

18 Croft Lane, Newbury, Berkshire, RG14 1RR

Guide Price: £750,000 Freehold

An extended 1940s detached four bedroom family home set in a desirable private lane, overlooking parkland to the rear and conveniently placed for Newbury town centre and Speen Moor

Entrance hall, reception room, dining room, kitchen/breakfast/family room with patio doors to the garden, utility room, cloakroom, master bedroom with en suite, three further bedrooms, shower room and separate family bathroom with free-standing bath, tandem garage, driveway parking, well-kept gardens to front and rear, outstanding views from the rear over parkland.

THE PROPERTY

Croft Lane is tree lined and very quiet with no through traffic, it has the convenience of a town centre location but with a rural feel. This detached house has been extended and much improved by the current vendor to provide a lovely family home. There are two separate reception rooms, the triple aspect sitting room has a working open fireplace with granite hearth and marble surround and there is a separate dining room. The open plan kitchen/breakfast/family room is fitted with modern kitchen units, worktops over and integrated appliances. There is also a cloakroom and a useful utility area with doors to both to the front and rear on the ground floor. All the bedrooms have built-in wardrobes and the property has three first floor bathrooms.

OUTSIDE

The property is approached via a gravel driveway providing off road parking for several vehicles and leading to the tandem garage. The rear garden extends to some 79' (24.07m) and is not directly overlooked. It is mainly laid to lawn with a paved patio and a variety of mature trees and shrubs and a further, circular paved seating area to the rear. A gate provides access to a footpath that leads to parkland.

LOCATION

Ideally located, with a walk of approximately ten minutes to the town centre and twenty minutes to the station, the property also enjoys close proximity to the countryside. The Lambourn Valley Way runs along the bottom of the lane and the Kennet & Avon canal is nearby, making this home ideal for those who enjoy outdoor pursuits. Newbury is a pretty market town which offers a comprehensive range of shopping, leisure and recreational facilities, including an outdoor swimming pool and a children's play area situated nearby. St Bartholomew's School, Trinity School and several primary schools and nurseries are all within walking distance, as are a medical centre and dental surgeries. There are direct rail links to London Paddington, with the line soon to be electrified, and road communications are excellent with easy access to the A4, A34 and M4 at junction 13.

DIRECTIONS

From Newbury A339 Northbound take the A4, signposted Hungerford once on this road proceed straight over the next roundabout and take the next turning on the left into Old Bath Road, take the next turning on the right into Speen Lane. Croft Lane is the first turning on the left. The property is the second house in from the end on the left hand side.

COUNCIL TAX

We have been informed by West Berkshire Council that the property is in **Band F** with tax payable of **£2,442.32** for the period 2017/2018.

SERVICES

Electricity, mains water, drainage and gas central heating.

VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** property@brunsden.com www.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



18, Croft Lane, NEWBURY, RG14 1RR

Dwelling type: Detached house
 Date of assessment: 17 October 2017
 Date of certificate: 18 October 2017

Reference number: 9677-2833-6306-9693-0185
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 175 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

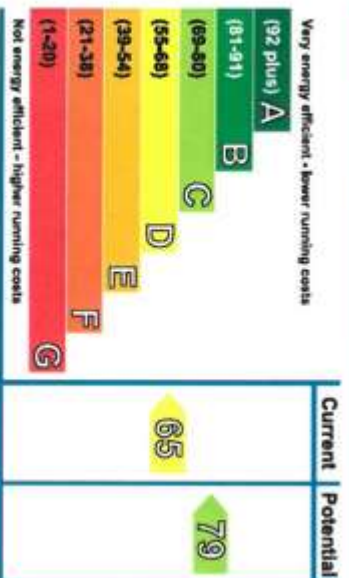
Estimated energy costs of dwelling for 3 years: £ 4,200

Over 3 years you could save £ 954

Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	
Lighting	£ 348 over 3 years	£ 348 over 3 years	
Heating	£ 3,351 over 3 years	£ 2,861 over 3 years	
Hot Water	£ 501 over 3 years	£ 237 over 3 years	
Totals	£ 4,200	£ 3,246	

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

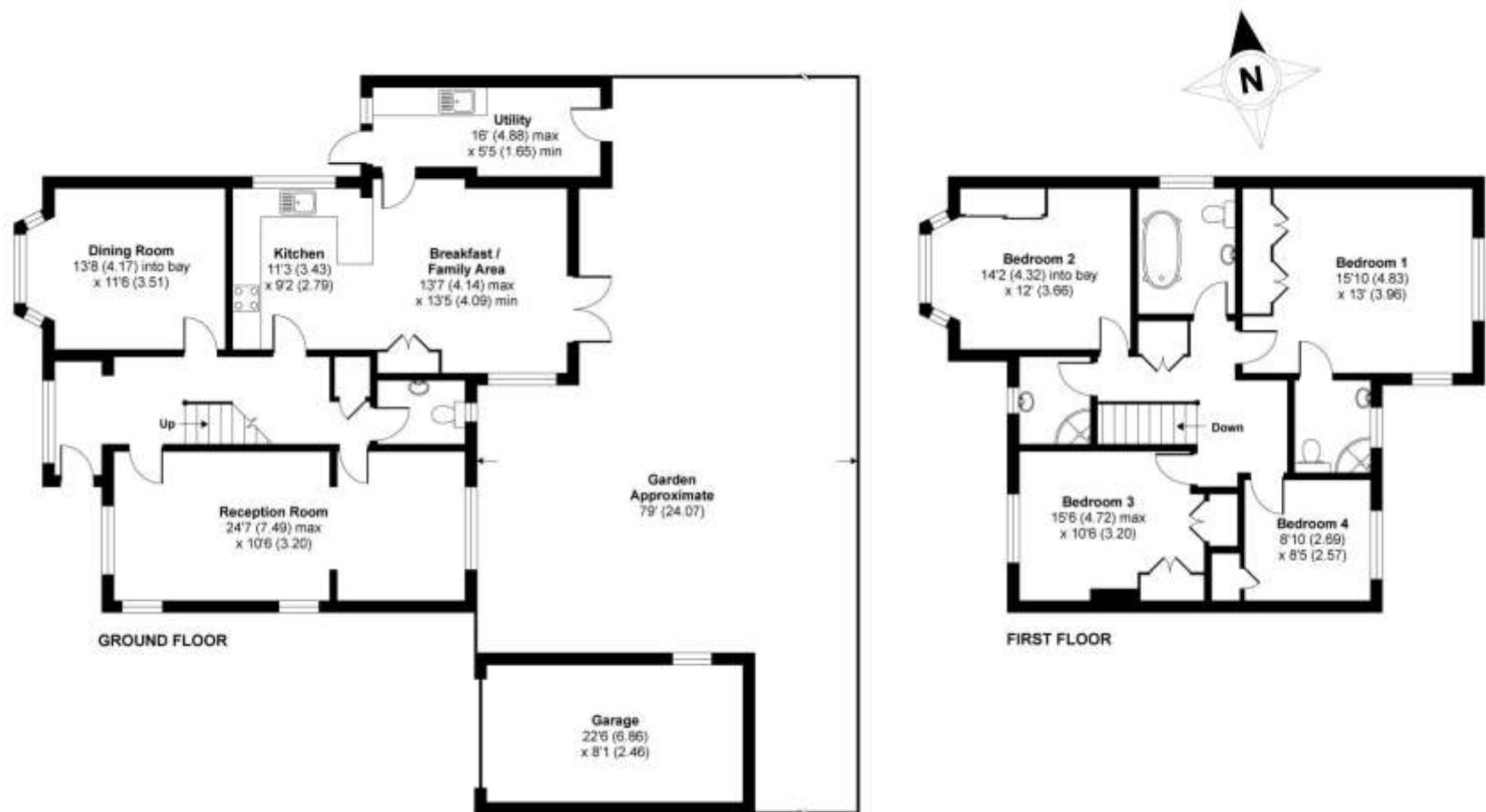
	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£ 100 - £350	£ 162	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 303	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 360	

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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APPROX. GROSS INTERNAL FLOOR AREA 1883 SQ FT 174.9 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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