



**Brunsd**  
ASSOCIATES 

26 Breachfield, Burghclere, RG20 9HY

## Guide Price: £345,000 – Freehold

Available for the first time since 1947. A 3 bedroom, 2 bathroom property with a large garden perfect for extending (STP)

Entrance hall, sitting room, dining room with open fire, kitchen, utility room, walk-in storeroom, larder, bathroom, 3 bedrooms (1 en-suite)

### THE PROPERTY

A spacious family house which has just had a new kitchen and bathroom fitted. The rooms are all generous, the sitting room has an open fireplace (currently fitted with electric fire). The kitchen has recently been refitted to include new units, tiling, fitted oven, hob, hood and new fridge. The family bathroom has also just been refitted with a new suite. There is a larger than average square landing with three bedrooms off. The main bedroom has a walk in storage cupboard and an en-suite shower room. The property has UPVC double glazing fitted approximately five years ago.

Although completely fit for occupation the house is perfect for an extension due to the large garden at the side and rear.

### OUTSIDE

The house is approached via a pedestrian gate at the front. There is lawn to the front, side and rear with mature hedging at the side.

### LOCATION

Burghclere is a popular village with well considered schools, a public house, church and sports club. It is within very easy reach of Newbury, the A34, M3 and M4. Newbury Station, approximately 3.5 miles away, has services to London Paddington within the hour. Whitchurch Station, approximately 8 miles away, provides services to London Waterloo in just over an hour.

### DIRECTIONS

From the North - Exit the A34 at Tothill Junction, signposted Burghclere and Newtown. At the roundabout, take the 2nd exit, following signs for Burghclere. At the T-junction, turn left onto Harts Lane, signposted Ecchinswell and Burghclere. Continue through Burghclere, passing the Carpenter's Arms public house on the right and the Sandham Memorial Hall on the left – continue into the village and Breachfield will be found on the left. On turning into Breachfield follow the road around to the right, pass a garage block on the left, and immediately bear left parking in front of the property.

From the South - Exit the A34 at Tothill Junction, signposted Newbury and Thatcham. At the roundabout, take the 3rd exit, signposted Burghclere and Newtown. At the next roundabout, take the 2<sup>nd</sup> exit, following signs for Burghclere. At the T-junction, turn left onto Harts Lane, signposted Ecchinswell and Burghclere. Continue through Burghclere, passing the Carpenter's Arms public house on the right and the Sandham Memorial Hall on the left – continue into the village and Breachfield will be found on the left. On turning into Breachfield follow the road around to the right, pass a garage block on the left, and immediately bear left parking in front of the property.

### COUNCIL TAX

We have been informed by Basingstoke and Deane Borough Council that the property is in **Band C** with tax payable **£1,405.41** 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](mailto:property@brunnsden.com) [www.brunnsden.com](http://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



26, Breachfield, Burghclere, NEWBURY, RG20 9HY

Dwelling type: Semi-detached house Reference number: 8578-7927-5200-0636-0992  
 Date of assessment: 16 March 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 19 March 2018 Total floor area: 115 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

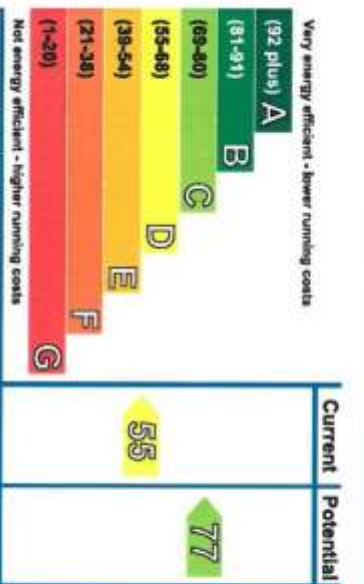
**Estimated energy costs of dwelling for 3 years:** **£ 2,562**

**Over 3 years you could save** **£ 732**

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	
Heating	£ 1,929 over 3 years	£ 1,395 over 3 years	
Hot Water	£ 402 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,562</b>	<b>£ 1,830</b>	<b>You could save £ 732 over 3 years</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

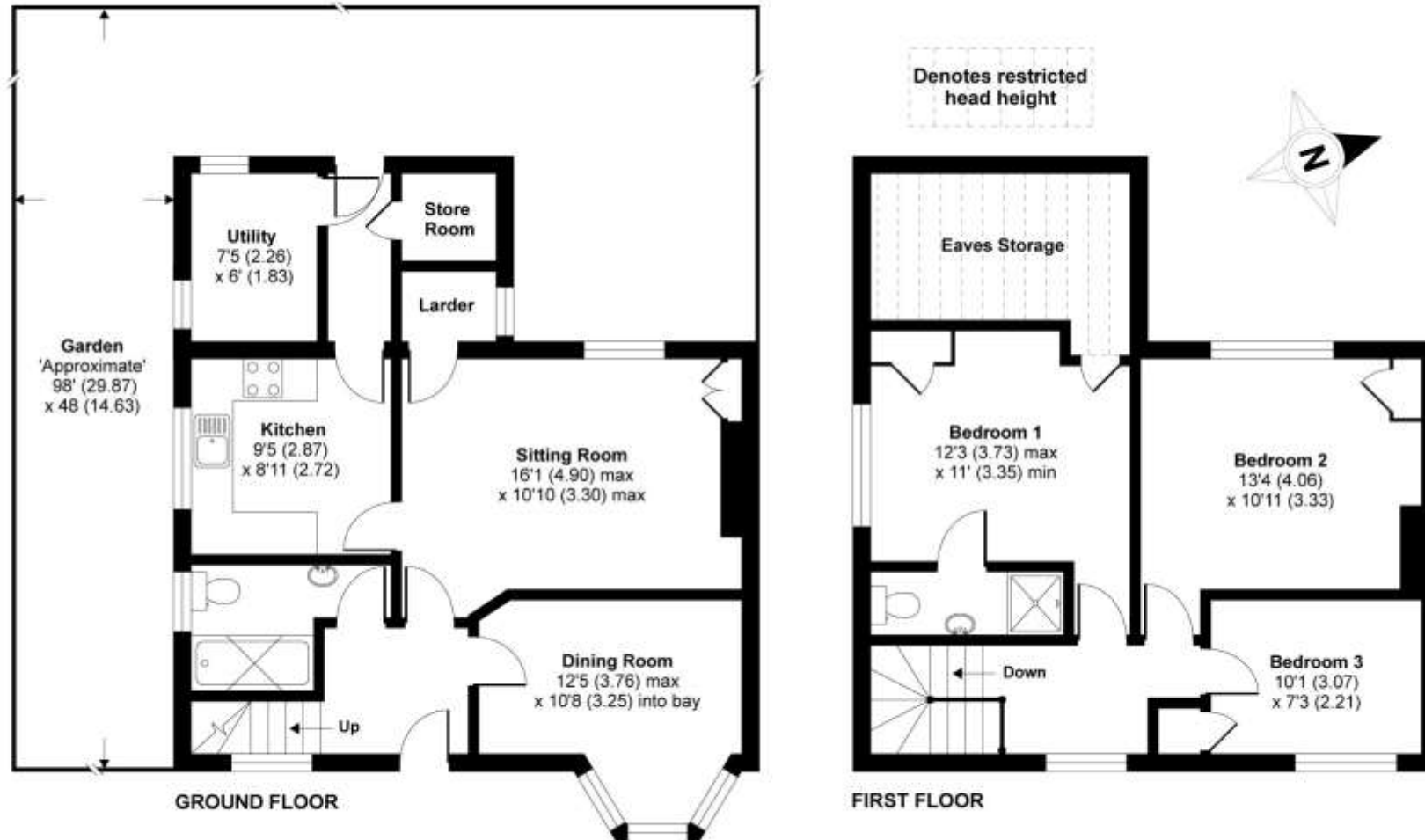
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 183
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 159
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 96

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.

# 26 Breachfield, Burghclere, Newbury, RG20 9HY

APPROX. GROSS INTERNAL FLOOR AREA 1147 SQ FT 106.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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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