



**Brunsd**  
ASSOCIATES 

8 Falcon House Gardens, Woolton Hill, RG20 9UQ

**Guide Price: £469,950 – Freehold**

**A stunning four bedroom detached family home beautifully presented throughout with quality fittings and finish offering light and spacious accommodation situated in a desirable village to the South of Newbury**

**Entrance hall, cloakroom, turned staircase with understairs storage cupboard, living room with patio doors, kitchen/dining room with patio doors, four generous bedrooms, family bathroom, garage, driveway, attractive front and rear garden with patio and lawn**

#### **THE PROPERTY**

This very stylish and modern property has been much improved by the current vendor to provide a wonderful family home. The entrance hall, cloakroom and kitchen/dining room have porcelain tiled flooring. There is an attractive fireplace with open fire in the dual aspect living room with patio doors overlooking the rear garden. The kitchen/dining room is also dual aspect and fitted with a contemporary Optiplan kitchen with quartz worktops over and integrated appliances. On the first floor there are four generous bedrooms and refitted bathroom with a white suite, part tiled walls and tiled flooring.

#### **OUTSIDE**

There is a garage set to the side of the property with driveway providing off road parking. The front garden is open plan and laid to lawn with a mature flowering Cherry tree and flower borders. There is side access via a covered area to the attractive, southerly facing rear garden which again is mainly laid to lawn with a paved patio, decking to one corner and garden shed, gravelled area and a range of mature trees and shrubs.

#### **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, tennis club and a monthly village market. There is excellent walking, cycling and riding in the surrounding countryside. 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. Southampton Airport is approx 35 miles and Heathrow 45 miles.

#### **DIRECTIONS**

From Newbury take the A343 Andover Road. Proceed down the hill and over the small bridge. At the roundabout giving access to the A34 continue straight on and turn right at the Penwood junction. Turn right again into Broadlayings take the next turning left and left again onto Douglas Ride proceed around the bend turning right into Falcon House Gardens, number 8 can be found on the right hand side.

#### **COUNCIL TAX**

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band E** with tax payable of **£1,826.24** 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



8, Falcon House Gardens, Woolton Hill, NEWBURY, RG20 9UQ

Dwelling type: Detached house  
 Date of assessment: 09 August 2016  
 Date of certificate: 09 August 2016

Reference number: 8876-6328-7140-9081-6902  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 97 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

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,691</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 525</b>   |

| Estimated energy costs of this home |                      |                      |  |
|-------------------------------------|----------------------|----------------------|--|
|                                     | Current costs        | Potential costs      | Potential future savings                 |
| Lighting                            | £ 324 over 3 years   | £ 186 over 3 years   |  |
| Heating                             | £ 1,860 over 3 years | £ 1,710 over 3 years |  |
| Hot Water                           | £ 507 over 3 years   | £ 270 over 3 years   |  |
| <b>Totals</b>                       | <b>£ 2,691</b>       | <b>£ 2,166</b>       | <b>You could save £ 525 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

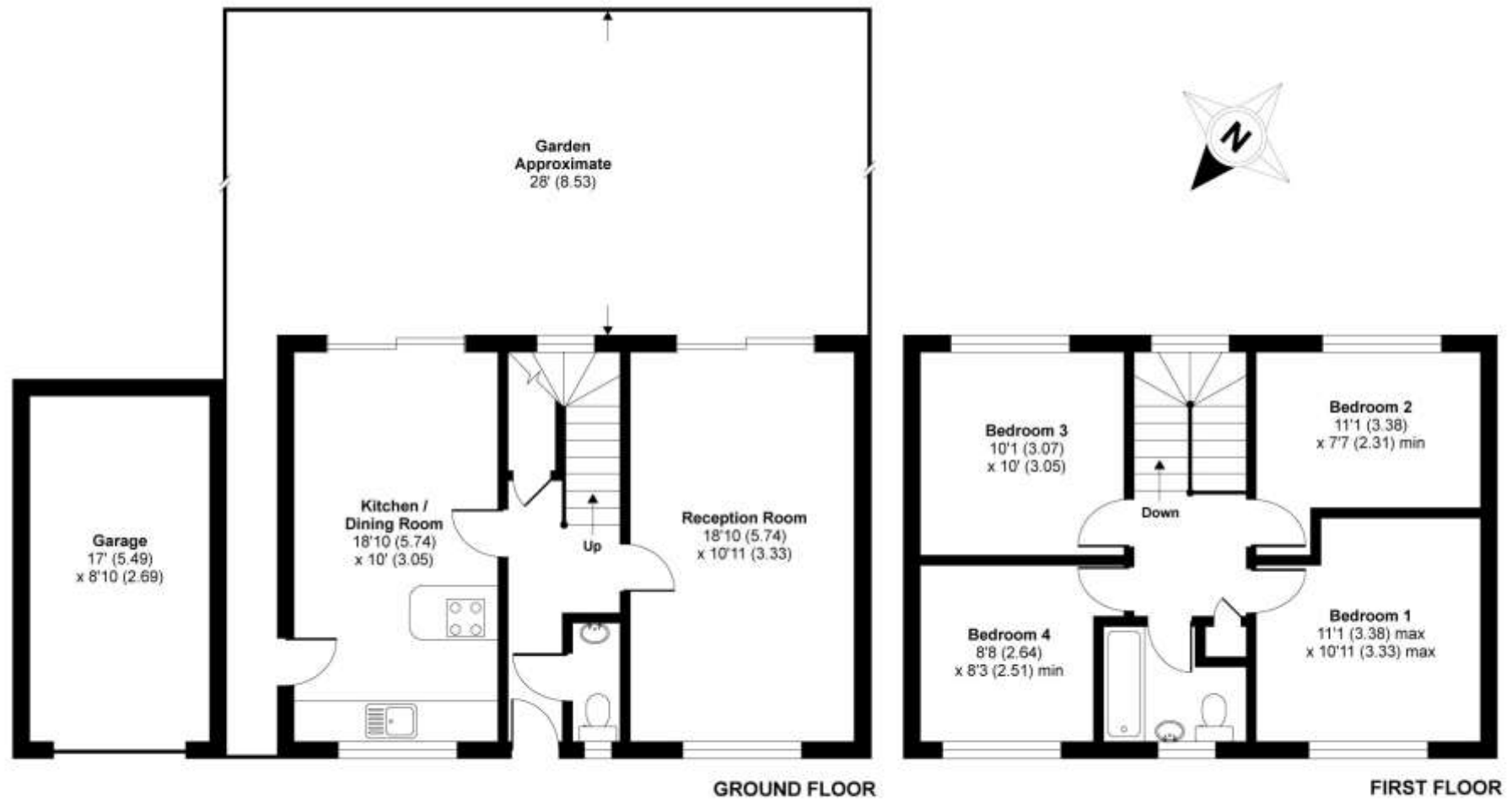
| Recommended measures                                | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Floor insulation (solid floor)                    | £4,000 - £6,000 | £ 207                        |
| 2 Add additional 80 mm jacket to hot water cylinder | £15 - £30       | £ 33                         |
| 3 Low energy lighting for all fixed outlets         | £55             | £ 114                        |

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.

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APPROX. GROSS INTERNAL FLOOR AREA 1204 SQ FT 111.9 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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