



**Brunsd**  
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ASSOCIATES 

Holly Cottage, 3 Church Lane, Thatcham, RG19 3JL

**Guide Price: £279,950 – Freehold**

**A charming character cottage with many original features situated in a delightful lane convenient for Thatcham town centre**

**Reception room with wood burner and exposed beams, dining room, re-fitted kitchen with integrated appliances, two bedrooms both with exposed beams, stunning bathroom, cellar, good sized west facing cottage garden with vegetable plot**

#### **THE PROPERTY**

This delightful cottage is set off the main street down a picturesque lane which leads to the church in one of the oldest parts of the town. The property has many original features which include exposed beams to the main rooms and a cellar accessed with steps from the rear garden. The main reception room benefits from a wood burner and exposed beams and stairs to the first floor. There is a separate dining room with patio doors and steps leading to the rear garden. The kitchen is fitted with modern white units and integrated appliances. On the first floor both the bedrooms have exposed beams and the stunning bathroom is fitted with a white suite comprising of a free standing bath, separate shower cubicle, low level WC and wash hand basin set on top of a vanity unit with a tiled floor and part tiled walls.

#### **OUTSIDE**

The very pretty enclosed rear garden is West facing with a gravel patio leading to the lawn, inset with flower beds and a range of mature shrubs and trees. There is also an area for growing vegetables at the rear. The garden is very secluded and not directly overlooked.

#### **LOCATION**

Close to Thatcham town centre with a range of shops including a Waitrose supermarket, local health centre, dentist, primary schools and a very well considered secondary school – Kennet. There are a variety of pubs and restaurants in the vicinity. Thatcham station, within walking distance has trains to London Paddington (approximately 45 minutes).

#### **DIRECTIONS**

From Newbury head East on the A4, signed posted Reading and Thatcham. Proceed into Thatcham and turn right into The Broadway follow round the one way system and turn left into The High Street. Church Lane will be found towards the end on the left hand side and the property will be found approximately two thirds of the way down on the right hand side. ***N.B There is no parking at the property for ease we recommend viewers park in the Co-op car park and walk to the property.***

#### **COUNCIL TAX**

We have been informed by West Berkshire District Council that the property is in **Band D** with tax payable of **£1,691.60** for the period 2017/2018.

#### **SERVICES**

Electricity, mains water and drainage, gas central heating.

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdon.com](http://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

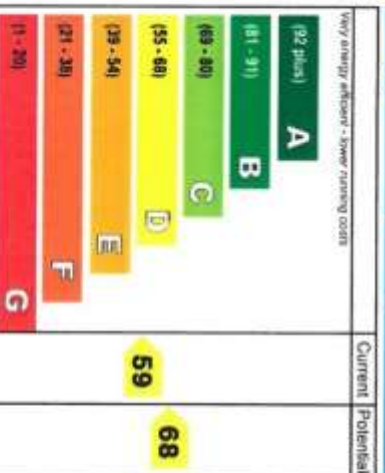


3, Church Lane  
THATCHAM  
RG19 3JL

Dwelling type: Mid-terrace house  
Date of assessment: 22 June 2009  
Date of certificate: 23 June 2009  
Reference number: 0567-2932-6568-0721-0955  
Total floor area: 67 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

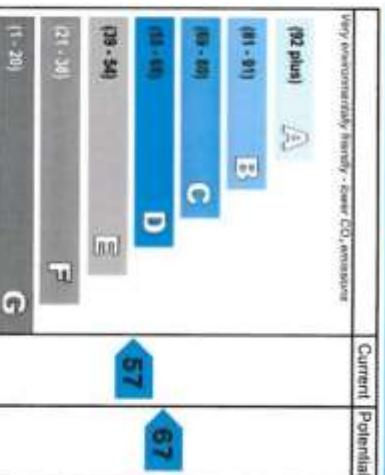


Mid energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating



Mid environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	343 kWh/m <sup>2</sup> per year	271 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.5 tonnes per year	2.8 tonnes per year
Lighting	£52 per year	£32 per year
Heating	£516 per year	£432 per year
Hot water	£119 per year	£99 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

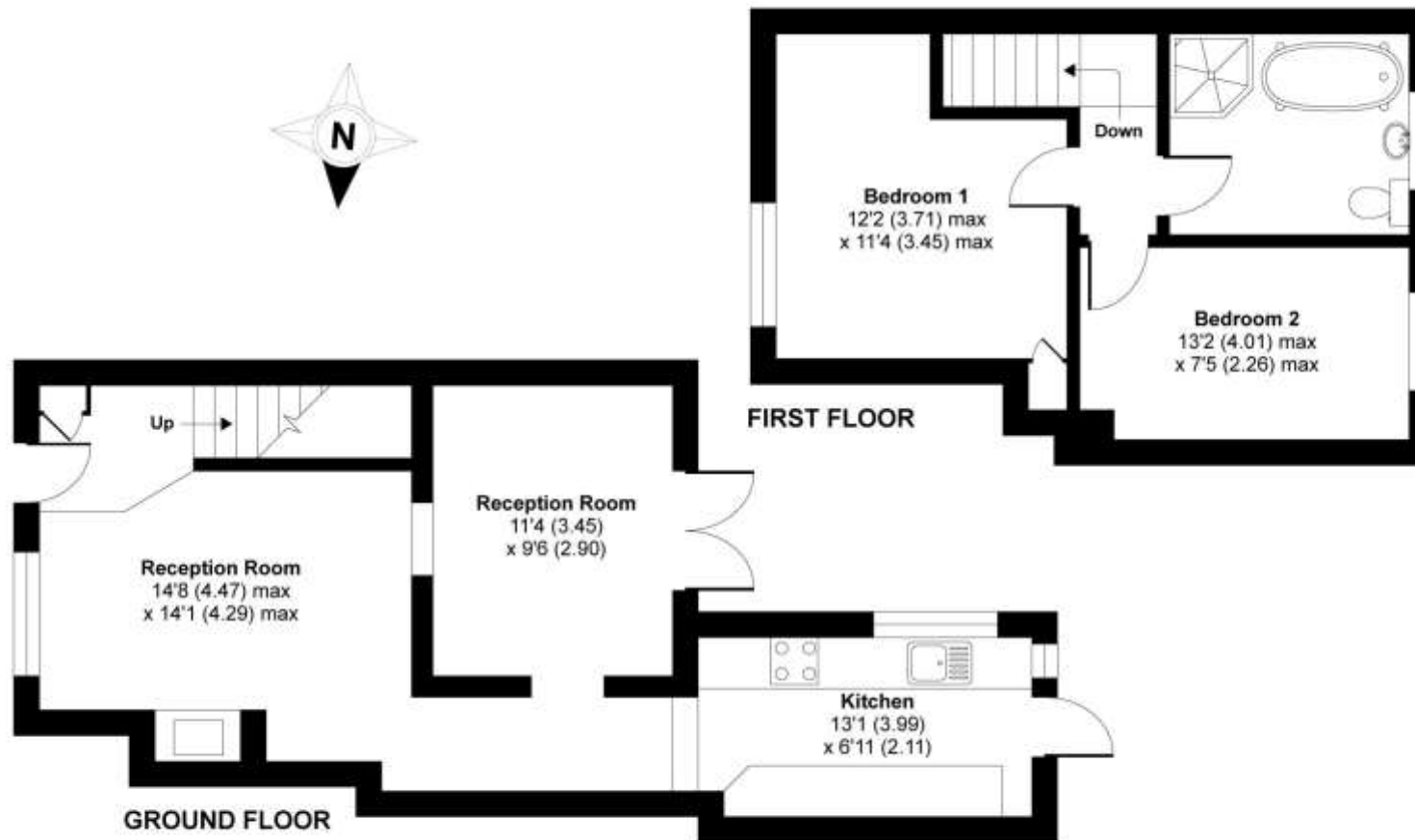


This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

# 3 Church Lane, Thatcham, RG19 3JL

APPROX. GROSS INTERNAL FLOOR AREA 817 SQ FT 75.8 SQ METRES



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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