



**Brunsd**  
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ASSOCIATES 

Little Grove, Broadlayings, Woolton Hill, Newbury, Berkshire, RG20 9TT



**Guide Price: £725,000 – Freehold**

**Attractive chalet bungalow which has been tastefully extended to provide wonderful family accommodation**

**Large entrance hall, sitting room with open fireplace, huge family kitchen/dining room with Aga and 3 sets of bi-fold doors to rear south west garden, good sized utility room, 2 bedrooms on the ground floor and family bathroom, first floor master bedroom with lovely en-suite bathroom and shower, velux window to rear creating plenty of light, further 4<sup>th</sup> bedroom/hobbies room, large garden to front with plenty of parking and private garden to rear with patio**

#### **THE PROPERTY**

Dating from 1962 the house is now transformed to a superb 21<sup>st</sup> century home! Tastefully extended to provide wonderful family accommodation, wooden, marble and porcelain floors throughout. Beautiful Optiplan oak kitchen with electric Aga and large useful utility room. The first floor master bedroom with lovely en-suite offers plenty of light and space, along with a second first floor bedroom/hobbies room.

#### **OUTSIDE**

A good sized plot overall with well established garden and plenty of parking to front. To the rear there is a private mature garden with patio area.

#### **LOCATION**

Broadlayings and Woolton Hill are highly desirable villages some 5 miles to the south of Newbury. They have all the requirements for daily living with a health centre, tennis club and a monthly village market. The village shop/Post Office and a pub/restaurant are a five minute walk from Little Grove. 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 Whitechurch (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 south towards Andover. Pass under the by-pass and take the first right turn signed Woolton Hill. Follow the road into the village and take the first right turn into Broadlayings (sign for The Rampant Cat). Continue along this road until the houses start on the left hand side and Little Grove is then the third house along.

#### **COUNCIL TAX**

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band F** with tax payable of **£2,061.61** for the period 2016/2017.

#### **SERVICES**

Electricity, mains water and drainage. Oil fired 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



Little Grove, Broadlayings, Woolton Hill, NEWBURY, RG20 9TT

Dwelling type: Detached house  
 Date of assessment: 11 May 2016  
 Date of certificate: 12 May 2016

Reference number: 0056-2809-6356-9396-7375  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 188 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

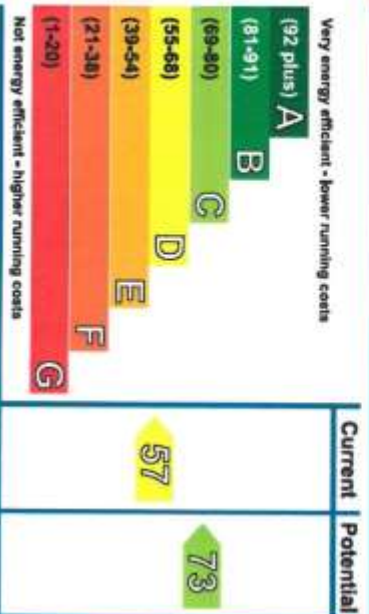
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,830</b>
<b>Over 3 years you could save</b>	<b>£ 1,125</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 270 over 3 years	
Heating	£ 3,831 over 3 years	£ 3,156 over 3 years	
Hot Water	£ 729 over 3 years	£ 279 over 3 years	
<b>Totals</b>	<b>£ 4,830</b>	<b>£ 3,705</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

### Top actions you can take to save money and make your home more efficient

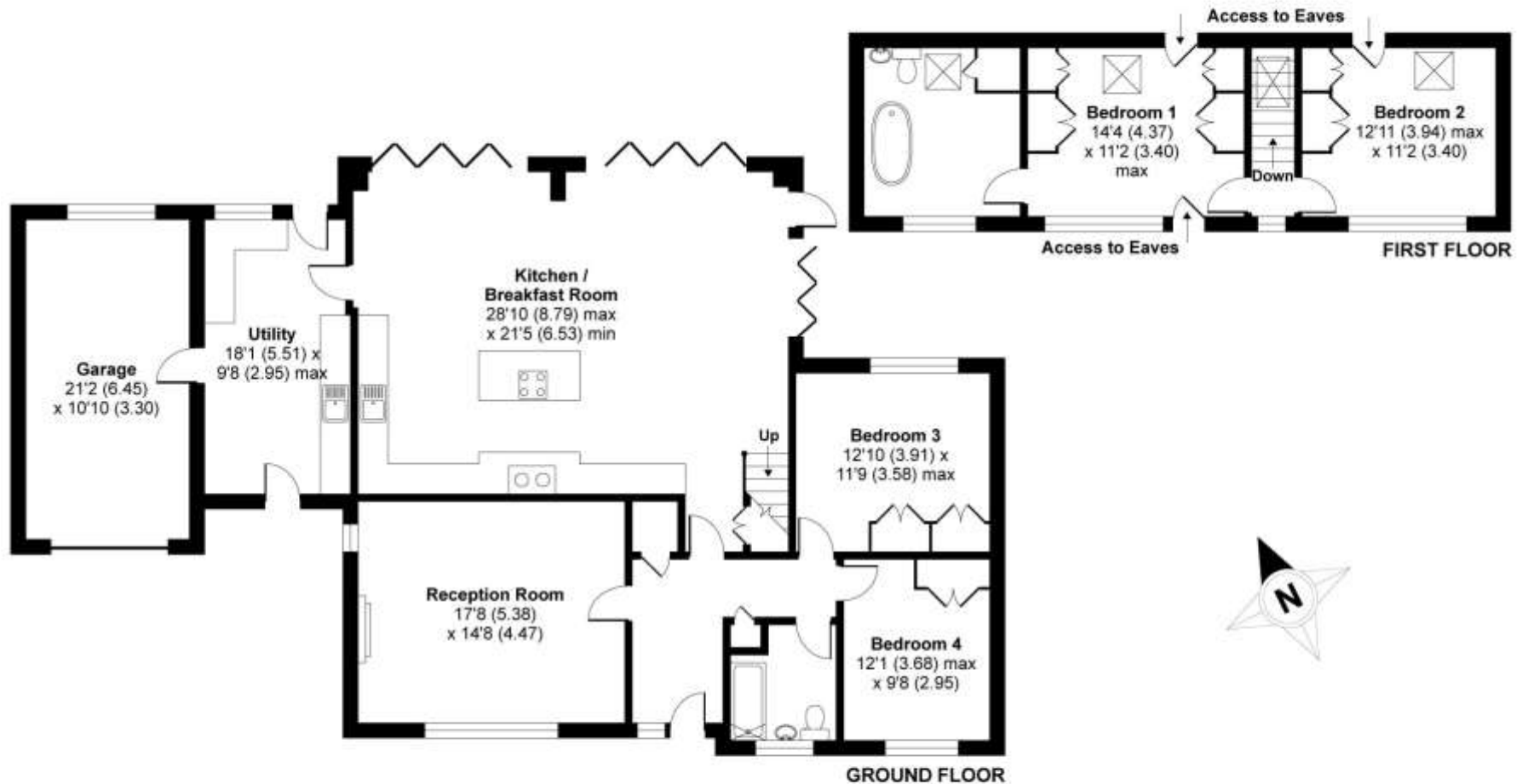
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 474	✔
2 Hot water cylinder thermostat	£200 - £400	£ 252	✔
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 213	✔

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

# Broadlayings, Woolton Hill, Newbury, RG20 9TT

APPROX. GROSS INTERNAL FLOOR AREA 2269 SQ FT 210.7 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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