



**Brunsd**  
ASSOCIATES 

Oban, Gore End Road, Near Newbury, RG20 0PD

**Guide Price: £545,000 – Freehold**

**A much improved 4 bedroom semi detached house in a very favoured village. The total square footage is around 1,617 Sq ft..**

**Entrance hall, cloakroom, sumptuous stone floors, study/playroom, lovely sitting room, stunning kitchen/family/dining room (with underfloor heating), utility room, 4 good sized bedrooms, beautiful bathroom and separate shower room, very generous westerly facing gardens**

#### **THE PROPERTY**

A very beautifully modernised, extended and updated family home. The heart of the house is stylish kitchen/family/dining room which has been recently refitted and has stone floors. There is also a study/playroom and formal sitting room with a woodburner. On the first floor are 4 generous bedrooms and a superb family bathroom and separate shower room.

#### **OUTSIDE**

There is an excellent sized and westerly facing cleverly landscaped private rear garden with areas of lawn and gravel, flower and herb beds. There is a children's play area and a large garden shed. Off road parking to the front.

#### **LOCATION**

Gore End and Ball Hill is a sought after area south of Newbury with easy access to major road networks and yet in the heart of pretty countryside. There is a garage and pub/restaurant. Primary school catchment area for St Martin's at East Woodhay or St Thomas' at Woolton Hill with secondary schools in Newbury. Newbury about 4 miles north has a station with trains to London (Paddington) c. 55minutes and Whitchurch about 7 miles south has a station with trains to London (Waterloo) c. 1hr. The by-pass is about 2.6 miles away with access to the A34/M4 (J13). The surrounding countryside offers ample walking, cycling and riding opportunities.

#### **DIRECTIONS**

Leave Newbury on the Andover Road passing St. Georges Church on the right hand side, go down the hill and turn right signposted Kintbury. Pass the Woodpecker pub, Furzeshub pub and Ball Hill garage and then take the second right into Gore End Road, Oban will be found on the left hand side.

#### **COUNCIL TAX**

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band E** with tax payable of **£1,744.44** for the period 2016/2017.

#### **SERVICES**

Electricity, mains water and drainage. Oil fired central heating.

#### **VIEWING**

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

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsden 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



**Oban, Gore End Road, Ball Hill, NEWBURY, RG20 0PD**

**Dwelling type:** Semi-detached house      **Reference number:** 8608-8000-4029-1677-0163  
**Date of assessment:** 30 September 2016      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 03 October 2016      **Total floor area:** 150 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>£ 3,312</b>
<b>Over 3 years you could save</b>	<b>£ 120</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years	
Heating	£ 2,247 over 3 years	£ 2,247 over 3 years	
Hot Water	£ 822 over 3 years	£ 702 over 3 years	
<b>Totals</b>	<b>£ 3,312</b>	<b>£ 3,192</b>	<b>You could save £ 120 over 3 years</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 Solar water heating	£4,000 - £6,000	£ 120	✓
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 867	✓

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.

# Gore End Road, Ball Hill, Newbury, RG20 0PD

APPROX. GROSS INTERNAL FLOOR AREA 1617 SQ FT 150.2 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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