



Brunsdan
ASSOCIATES 

The Homestead, Harts Lane, Burghclere, RG20 9JT

Guide Price: £875,000 – Freehold

An elegant character family house recently refurbished throughout and superbly extended located in a popular village to the South of Newbury, total plot size just over ¼ of an acre

Entrance hall, sitting room with open fire, dining room, study, cloakroom, stunning open plan kitchen/family/breakfast room with a log burner and two sets of bi-fold doors opening to the garden, utility room with plenty of useful storage, four double bedrooms, refitted en suite and family bathroom, original sash windows to the front, driveway parking, enjoys a south westerly aspect

THE PROPERTY

The Homestead is a beautifully presented 1930's family house which has recently undergone a complete refurbishment including a large extension at the rear. The house has been finished with close attention to detail combining character features with a modern contemporary style. The accommodation includes a sitting room, dining room, study and a wonderful kitchen/family/breakfast room which benefits from underfloor heating and also has a log burner. There are four double bedrooms on the first floor, three have built-in wardrobes. Both the bathrooms have been refitted with white suites, there is en suite shower to the master bedroom and the family bathroom has a free standing bath and separate shower. The property has also been rewired and re-plumbed.

OUTSIDE

The property is approached through double wooden, automated gates leading to the gravel driveway which provides parking for several vehicles. The rear garden has a high degree of privacy with mature hedges and inset trees and extends to approximately 180 ft. It is mainly laid to lawn with a paved patio area leading from the property and backs onto fields.

LOCATION

Burghclere is a popular village with well considered schools, a public house, Church and sports club and is set in an area of Outstanding Natural Beauty. The Homestead is in a delightful semi-rural position, close to Newtown Common and good footpaths and 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 Newbury head South on the A339 at the Swan roundabout proceed straight over and take the next turning on the left before the Swan Public House and bear right into Well Street. Remain on this road for some distance and at the junction proceed into Harts Lane. Continue on this road and the property can be found on the right hand side just after the Sandham Memorial Site, easily identified by the Brunsdon 'For Sale' board.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band F** with tax payable of **£2,156.31** for the period 2018/2019.

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 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



Homestead, Harts Lane, Burghclere, NEWBURY, RG20 9JT

Dwelling type: Detached house **Reference number:** 2638-4078-6231-6333-5994
Date of assessment: 27 September 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 27 September 2017 **Total floor area:** 188 m²

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:	£ 5,634
Over 3 years you could save	£ 1,854

	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 324 over 3 years	
Heating	£ 4,263 over 3 years	£ 2,895 over 3 years	
Hot Water	£ 1,047 over 3 years	£ 561 over 3 years	
Totals	£ 5,634	£ 3,780	You could save £ 1,854 over 3 years

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



Very energy efficient - lower running costs

Current Potential

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

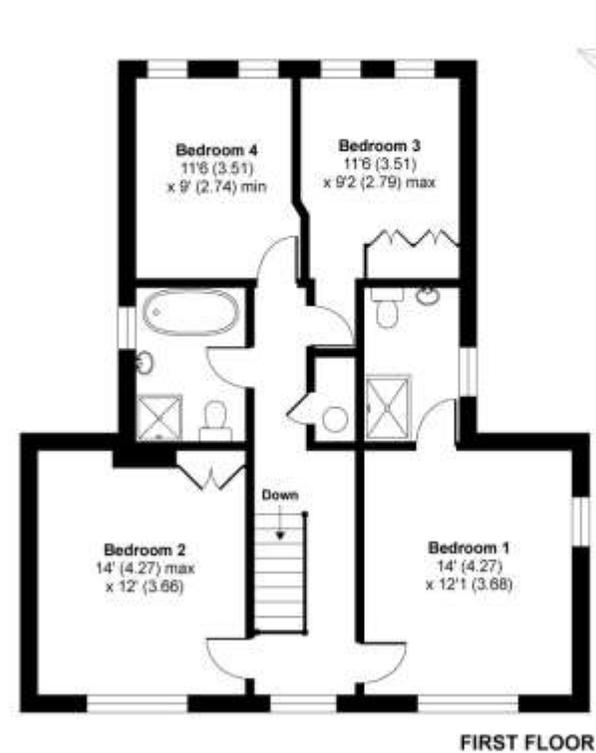
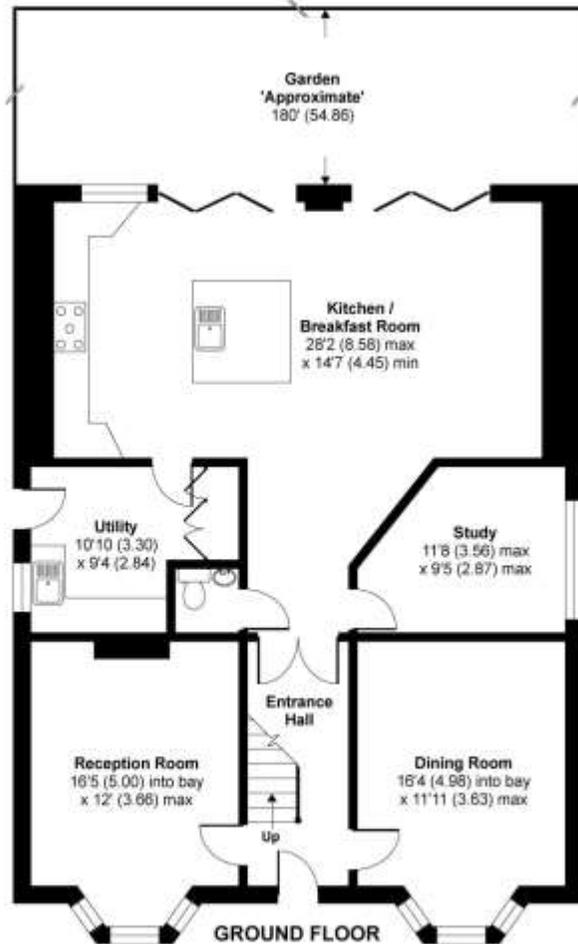
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,134	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 243	✓
3 Solar water heating	£4,000 - £6,000	£ 477	⚠

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 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 2019 SQ FT 187.6 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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