



Brunsdan
ASSOCIATES 

Valley Rise, Church Lane, Woolton Hill, Berkshire, RG20 9XG

Guide Price: £615,000 - Freehold

A four bedroom detached chalet style bungalow set in a stunning location with potential to extend (subject to planning consent). Plot size just under a third of an acre.

Entrance porch, reception hall, kitchen/breakfast room with built in appliances and tiled floor, sitting room with open fire, separate dining room, bathroom, master bedroom with built in storage and en-suite shower, further double bedroom with dressing area/study, 2 double bedrooms on the first floor with bathroom and separate WC, mature south facing gardens and two single garages

THE PROPERTY

This detached property offers spacious and flexible accommodation arranged over two floors with kitchen/breakfast room, two reception rooms, four double bedrooms and three bathrooms. From the first floor there are wonderful views over open countryside. There is also potential for further improvement or extension (subject to planning).

OUTSIDE

The property is approached via a single track lane with an extensive gravelled driveway providing off road parking for several vehicles to the front with two single garages set to either side of the property. The well-tended gardens to the front and rear have an abundance of mature shrubs and trees. The rear garden is south facing with a paved patio leading to the lawn bounded to the rear by mature hedging and trees with a summerhouse, greenhouse and garden shed.

LOCATION

Set in the popular village of Woolton Hill which has both Infant and Junior Schools, the property is within safe walking distance to both. Woolton Hill and neighbouring Broadlayings have a village shop/Post Office, health centre and pub/restaurant. The property adjoins open farmland and there is an abundance of walking in the locality. The by-pass is about one mile away giving access to major road networks including J13 of the M4. From Newbury, about 4 miles away, trains to Paddington take about 1 hour, whilst from Whitchurch (about 10 minutes drive) trains to Waterloo take a similar time.

DIRECTIONS

From Newbury town centre, take the A343, Andover Road towards Andover. Leave the town, pass under the by-pass and at the staggered crossroads turn right signed Woolton Hill. Continue into the village, passing the Junior and Infant Schools on the left and then turn left into Church Road. Pass the Church and then turn immediately left into Church Lane. Valley Rise is situated almost at the end of the lane on the right hand side.

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 2017/2018.

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



Valley Rise, Church Lane, Woolton Hill, NEWBURY, RG20 9XG

Dwelling type: Detached bungalow
 Reference number: 2358-2085-7249-4193-6940
 Date of assessment: 25 January 2017
 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 26 January 2017
 Total floor area: 193 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

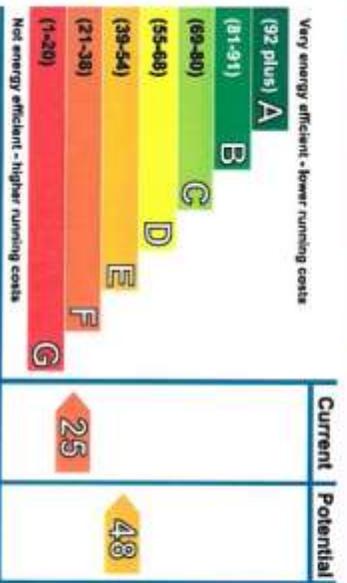
Estimated energy costs of dwelling for 3 years: **£ 8,049**

Over 3 years you could save **£ 2,205**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 342 over 3 years	
Heating	£ 7,140 over 3 years	£ 5,271 over 3 years	
Hot Water	£ 567 over 3 years	£ 231 over 3 years	
Totals	£ 8,049	£ 5,844	You could save £ 2,205 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



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

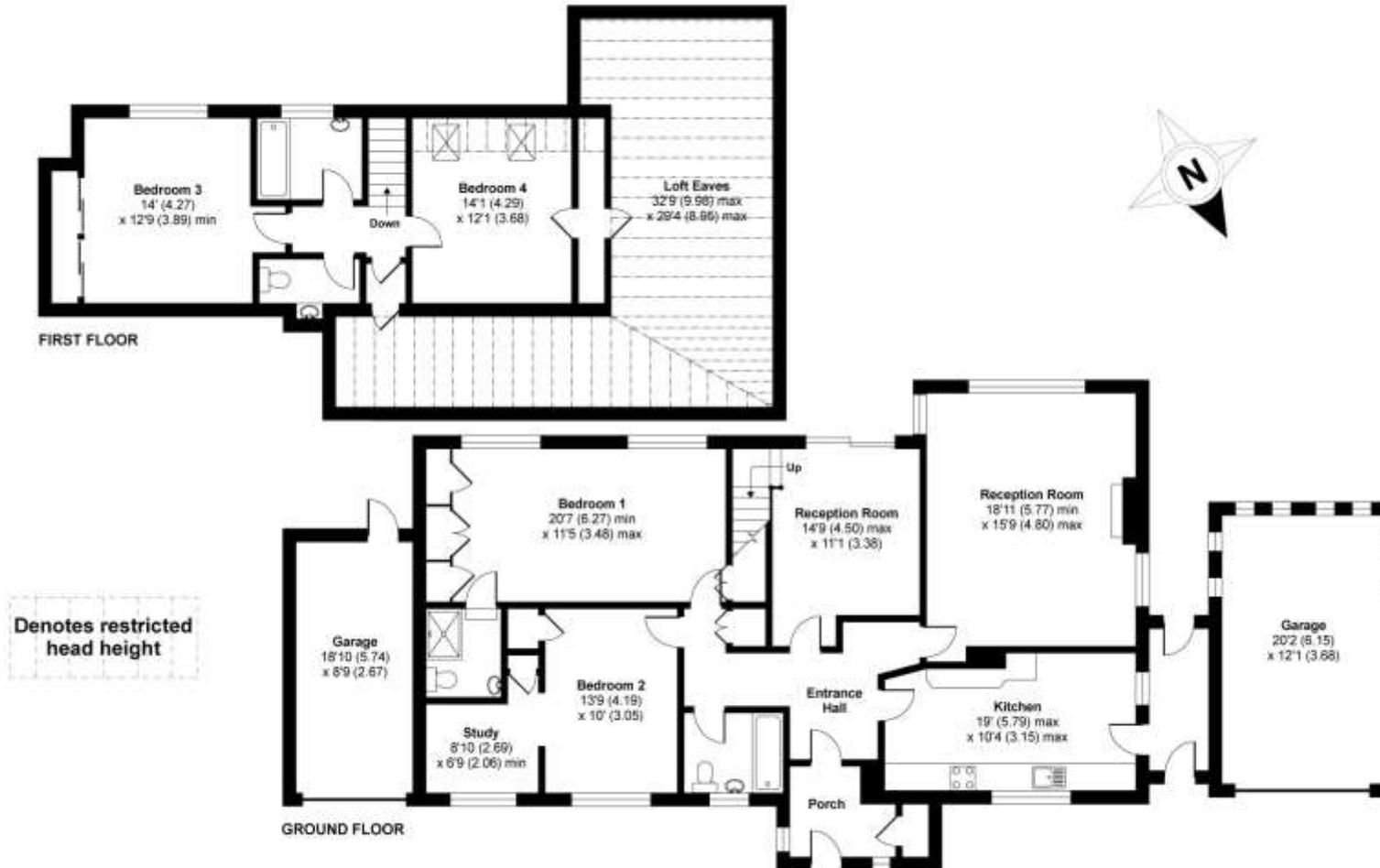
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 759	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 273	✓
3 Hot water cylinder thermostat	£200 - £400	£ 342	✓

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 2544 SQ FT 236.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGES)



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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01635 255501 property@brunstden.com www.brunstden.com

The Old Axe & Compass, East End, Newbury RG20 0AA

