



**Brunsdon**  
ASSOCIATES 

Dolphins, 45 Capability Way, Greenham, Thatcham, RG19 8FA

## Guide Price: £900,000 – Freehold

### An extremely well presented five bedroom family home with lakeside landscaped gardens

Reception hall, triple aspect sitting room, kitchen/dining/family room, utility room, study/playroom, cloakroom, master bedroom suite with adjoining dressing room and en-suite bath/shower room, guest bedroom with en-suite shower room, 3 further double bedrooms, family bathroom, integral double garage, block paved driveway, enclosed rear garden with 25 metre lakeside frontage. Offered for sale with no onward chain.

#### THE PROPERTY

Dolphins was built in 2011 by Bloor Homes. It is a beautifully presented family home with spacious accommodation and lots of natural light. It enjoys a unique position overlooking a lake and woodland at the rear and adjacent to open green space, yet very close to extensive shopping facilities and a few minutes drive to Newbury. The accommodation includes a very spacious hall and landing, sitting room with a contemporary wood burner, study/playroom, cloakroom and utility room. The heart of the house is undoubtedly the kitchen/dining/family room at the rear, with 2 sets of double doors and full length windows overlooking the landscaped gardens with views to the lakes and woodland beyond. The kitchen area is well fitted with modern units and granite worktops with integrated appliances. The tiled floor in the kitchen area has underfloor heating. On the first floor there is a master bedroom suite with a range of fitted wardrobes, separate fitted dressing room and en-suite bath and shower room. The guest bedroom has a fitted double wardrobe and en-suite shower. There are three further double bedrooms and a family bathroom with a bath and double shower cubicle.

#### OUTSIDE

The property is approached over a block paved driveway with plenty of parking in front of the double garage. There is lawn at the front and access on both sides to the rear. The beautiful rear garden has hard landscaping with a terrace, path and steps. There are raised herb and vegetable beds. The current owners have invested time, planning and much thought in designing the garden. It is well stocked with trees, mature shrubs and flowers to encourage wild life and provide all round colour and structure. The garden has a 25 metre frontage onto a lake surrounded by woodland. This is a truly exceptional house and garden in an amazing position with rural views yet close to facilities.

#### LOCATION

Capability Way is a select development on the south side of Newbury. It has a large open area of grassland adjacent to the house and a footpath through woodland to Greenham. It is a five minute walk to a large retail park and Tesco superstore. 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 (2 miles) trains into London Paddington in about 1 hour. From Whitchurch (about 7 miles) trains into London Waterloo in just over 1 hour. Southampton Airport is approx 35 miles and Heathrow 45 miles. Shopping facilities are convenient with Marks & Spencer Food Hall in the Retail Park. Waitrose is less than a 15 minute drive.

#### DIRECTIONS

Follow the A339 from Newbury leading to Basingstoke. At the top of the hill turn left to Tesco's and the Retail Park. Cross over the next two roundabouts and Capability Way will be found on the right. Follow the road around the bend and Dolphins will be found on the left.

#### COUNCIL TAX

We have been informed by West Berkshire Council that the property is in **Band G** with tax payable of **£2,914.14** for the period 2018/2019.

#### SERVICES

Electricity, mains water and drainage. Gas central heating.

#### VIEWING

By strict appointment with the vendors Sole Agents Brunnsden Associates  
**01635 255501 property@brunnsden.com www.brunnsden.com**

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



45, Capability Way  
Greenham  
THATCHAM  
RG19 8FA

Dwelling type: Detached House  
Date of assessment: 17 August 2011  
Date of certificate: 17 August 2011  
Reference number: 8899-6338-8400-2963-7996  
Type of assessment: SAP, new dwelling  
Total floor area: 240.3 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	81	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

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	89 kWh/m <sup>2</sup> per year	86 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.1 tonnes per year	4.0 tonnes per year
Lighting	£123 per year	£81 per year
Heating	£626 per year	£632 per year
Hot water	£109 per year	£109 per year

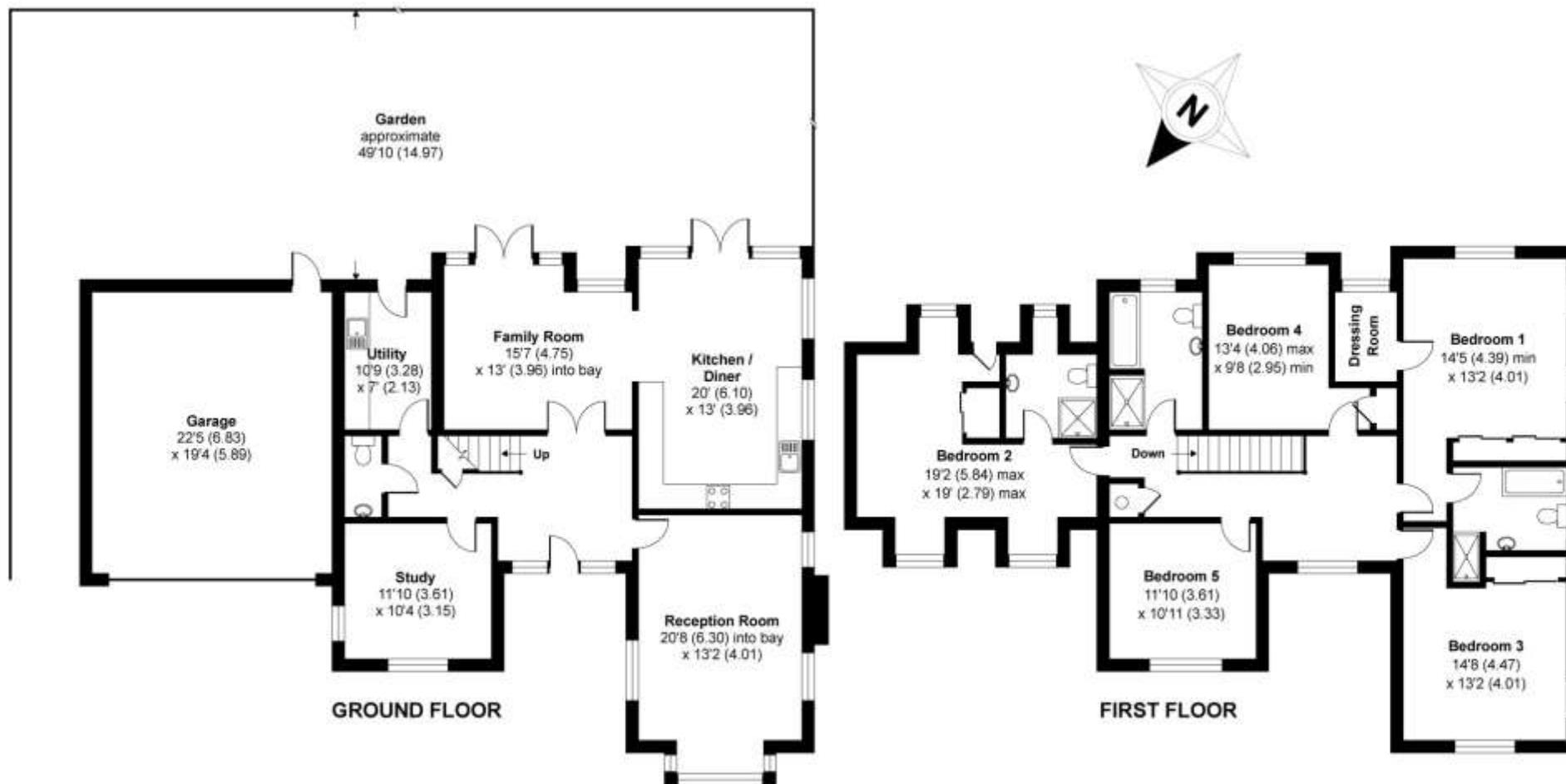
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. 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](http://www.energysavingtrust.org.uk)

# Dolphins, 45 Capability Way, Greenham, Thatcham, RG19 8FA

APPROX. GROSS INTERNAL FLOOR AREA 3038 SQ FT 282.2 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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