



Brunsd
ASSOCIATES 

2 Lamb Cottages, Long Lane, Cold Ash, RG18 9LY

Guide Price: £415,000– Freehold

A beautiful contemporary conversion of a former public house to a generous family sized 3 bedroom semi-detached house

Sitting room, kitchen/breakfast room, cloakroom, hall, three double bedrooms, one with en-suite shower room, family bathroom, off road parking, garden

THE PROPERTY

The cottage is beautifully presented throughout with a high specification including contemporary kitchen and bathrooms. The kitchen/breakfast room at the front has a generous range of fitted units including an integrated hob, double oven, dishwasher, washer/drier and an American style fridge/freezer. The bathrooms are fitted with modern sanitary ware and tiled walls and floor. The cottage has a feeling of light and space, created with large rooms and a large landing.

OUTSIDE

There is allocated parking to the front of the house and a good sized garden patio and garden shed.

LOCATION

Curridge is very conveniently located within a few minutes drive of J13 of the M4 and with good access for the A34 (Oxford/Winchester). Nearby, Hermitage has a well considered village shop/post office, butchers shop, 2 public houses and combined infant/primary school. Newbury Town is just over 4 miles away with further shopping, leisure facilities and mainline station to Paddington (55 minutes).

DIRECTIONS

Leave Newbury from the Robin Hood Roundabout on the B4009 heading to Curridge. On entering Curridge, 2 Lamb Cottages will be found on the right hand side with a Brunsdens For Sale Board.

COUNCIL TAX

We have been informed by West Berkshire District Council that the property is in **Band E** with tax payable of **£2,185.85** for the period 2018/2019.

VIEWING

By strict appointment with the vendors Sole Agents Brunsdens Associates
01635 255501 property@brunsden.com www.brunsdens.com

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdens 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.

NB. Some older properties may have asbestos bearing materials, please rely on your surveyor's advice





Energy Performance Certificate



2 Lamb Cottages, Long Lane, Cold Ash, THATCHAM, RG18 9LY

Dwelling type: Semi-detached house Reference number: 8916-7226-4360-3531-8906
 Date of assessment: 09 June 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 09 June 2016 Total floor area: 139 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: £ 2,778

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 264 over 3 years	
Heating	£ 1,983 over 3 years	£ 1,983 over 3 years	
Hot Water	£ 531 over 3 years	£ 531 over 3 years	Not applicable
Totals	£ 2,778	£ 2,778	

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 909

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.

2 Lamb Cottages, Long Lane, Cold Ash, Thatcham, RG18 9LY

APPROX. GROSS INTERNAL FLOOR AREA 1490 SQ FT 138.4 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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