



Brunsdon
ASSOCIATES 

41 Penwood Heights, Penwood, Near Newbury, RG20 9EZ

Guide Price: £ 495,000 – Freehold

An extended well presented four bedroom detached family home with an attractive southerly facing rear garden set in a sought after village location to the south of Newbury

Enclosed porch, entrance hall, cloakroom/shower room, reception room with multi fuel burner, conservatory, separate dining room, kitchen/breakfast room, four bedrooms, family bathroom, generous well kept gardens to front and rear, tandem garage and driveway providing off road parking for several vehicles

THE PROPERTY

Offering spacious and light accommodation throughout, this property has been extended and updated by the current vendors to provide a lovely family home. The reception room has a multi fuel burner with wooden beam over and sliding glazed doors open to the generous conservatory which overlooks the landscaped rear garden. There is a separate dining room with a serving hatch to the modern kitchen/breakfast room fitted with white wall and base units and integrated appliances. On the first floor the four bedrooms are a good size and three have built-in wardrobes. The property also benefits from a shower/cloakroom on the ground floor and family bathroom on the first floor which are fitted out with white sanitary ware. There is plenty of storage in the property with a full length larder cupboard in the kitchen, two storage cupboards in the hallway and a double airing cupboard on the first floor.

OUTSIDE

The front garden is open plan with a driveway providing ample off road parking and a variety of mature plants and shrubs. There is a tandem garage set to the side of the property with up and over door, power and light and personal door to a covered useful passageway that adjoins the property. The well kept rear garden is southerly facing with paved patio and pathways, circular lawn area, raised flower beds with attractive retaining walls and a variety of mature shrubs, plants and trees. There are also several sheds and a wood store.

LOCATION

Penwood is a highly sought after area to the south of Newbury. With generous sized plots and quiet roads it makes an ideal location for families. The local Primary school is well regarded and there is easy access to Secondary schools. Newbury, with all major facilities, shops and mainline station lies 5 miles north with access to the by-pass and all road networks about a mile away. On the edge of open countryside, there are numerous footpaths and bridle paths 'on the doorstep'.

DIRECTIONS

From Newbury head south on the A343, Andover Road and head out of Newbury. Remain on this road proceeding straight over the main roundabout to the bypass. Turn left at the next crossroads, signposted Penwood and take the second turning on the left into Penwood Heights, continue down and follow the road round to the left where the property 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 F** with tax payable of **£2,160.45** for the period 2018/2019.

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 www.brunsdens.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



41, Penwood Heights, Penwood, Highclere, NEWBURY, RG20 9EZ

Dwelling type: Detached house Reference number: 8558-7322-5490-0634-4992
Date of assessment: 14 February 2018 Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 February 2018 Total floor area: 117 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: £ 2,616

Over 3 years you could save £ 444

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 273 over 3 years	
Heating	£ 1,929 over 3 years	£ 1,653 over 3 years	
Hot Water	£ 414 over 3 years	£ 246 over 3 years	
Totals	£ 2,616	£ 2,172	You could save £ 444 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

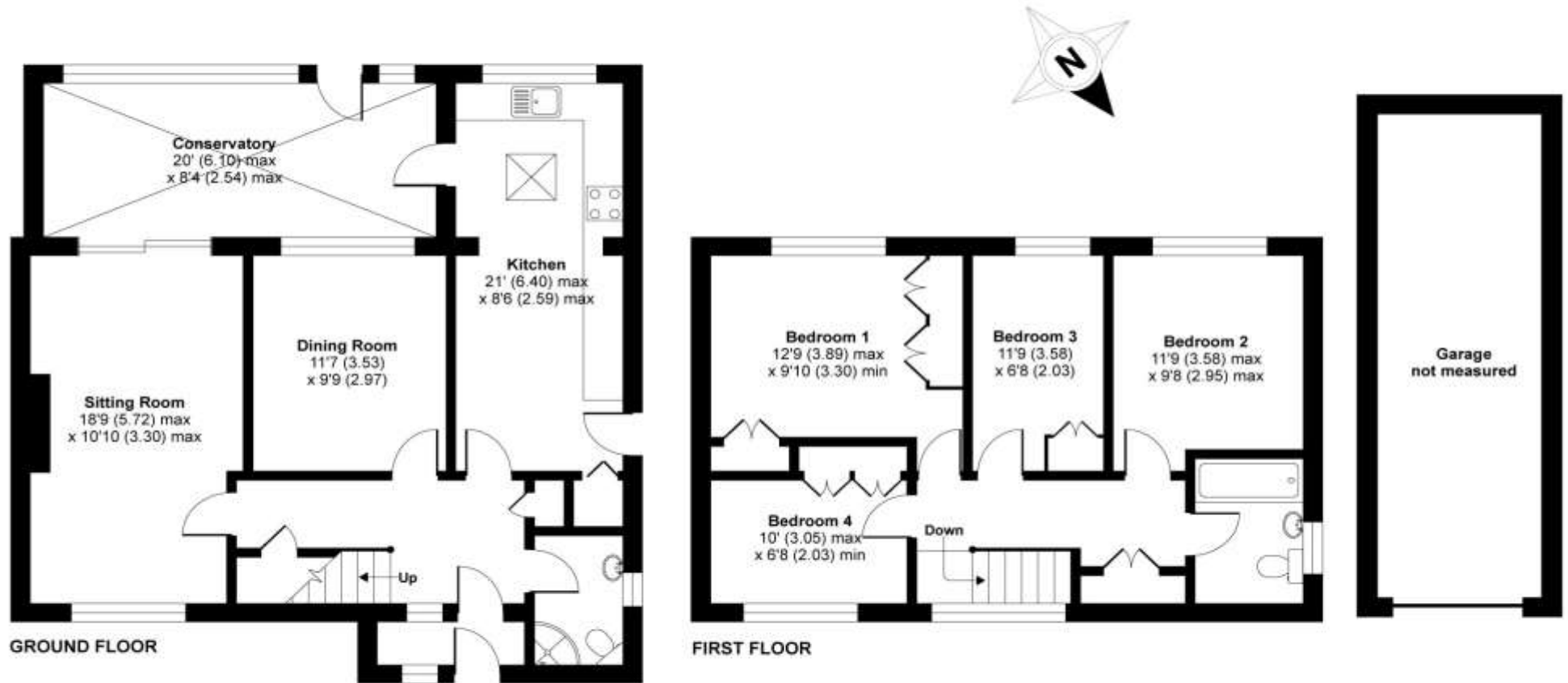
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 183
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 108
3 Solar water heating	£4,000 - £6,000	£ 150

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 1453 SQ FT 134.9 SQ METRES (EXCLUDES 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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