



Brunsdan
ASSOCIATES 

Windrush, 45 Breachfield, Burghclere, RG20 9HZ

Offers over £300,000 – Freehold

A spacious 3 bedroom semi detached house with generous gardens now in need of updating

Large hall with built in cupboards, sitting room, kitchen/dining room with walk in larder, large store room at rear with additional store room, separate wc, 3 bedrooms, first floor bathroom, front and rear gardens, detached garage (in need of demolition)

THE PROPERTY

Windrush is a light and spacious family house which although fit for occupation is now in need of total modernisation and possible extension (STP). It has had UPVC Double Glazing fitted and a new liner to the kitchen flue serving a 1952 Rayburn. There is a double aspect sitting room with french doors to the garden and a kitchen/dining room with fitted units. There are 3 bedrooms and bathroom on the first floor.

OUTSIDE

The house has garden to the front with a driveway leading to a detached garage. The rear garden is approximately 100 feet long.

LOCATION

Burghclere is a popular village with well considered schools, a public house, church and sports club. It is 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 the North - Exit the A34 at Tothill Junction, signposted Burghclere and Newtown. At the roundabout, take the 2nd exit, following signs for Burghclere. At the T-junction, turn left onto Harts Lane, signposted Ecchinswell and Burghclere. Continue through Burghclere, passing the Carpenter's Arms public house on the right and the Sandham Memorial Hall on the left and Windrush will be found on the left hand side, just after the entrance to Breachfields.

From the South - Exit the A34 at Tothill Junction, signposted Newbury and Thatcham. At the roundabout, take the 3rd exit, signposted Burghclere and Newtown. At the next roundabout, take the 2nd exit, following signs for Burghclere. At the T-junction, turn left onto Harts Lane, signposted Ecchinswell and Burghclere. Continue through Burghclere, passing the Carpenter's Arms public house on the right and the Sandham Memorial Hall on the left and Windrush will be found on the left hand side, just after the entrance to Breachfields.

COUNCIL TAX

We have been informed by Basingstoke and Deane Borough Council that the property is in **Band C** with tax payable **£1,405.41** 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



45, Breachfield, Burghclere, NEWBURY, RG20 9HZ

Dwelling type: Semi-detached house Reference number: 2318-7998-7279-6518-6994
 Date of assessment: 29 November 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 30 November 2018 Total floor area: 92 m²

Use this document to:

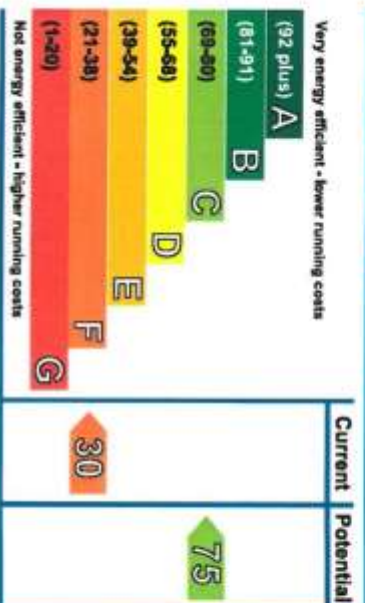
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 3,921**
Over 3 years you could save **£ 1,914**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 192 over 3 years	
Heating	£ 2,811 over 3 years	£ 1,611 over 3 years	
Hot Water	£ 798 over 3 years	£ 204 over 3 years	
Totals	£ 3,921	£ 2,007	You could save £ 1,914 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

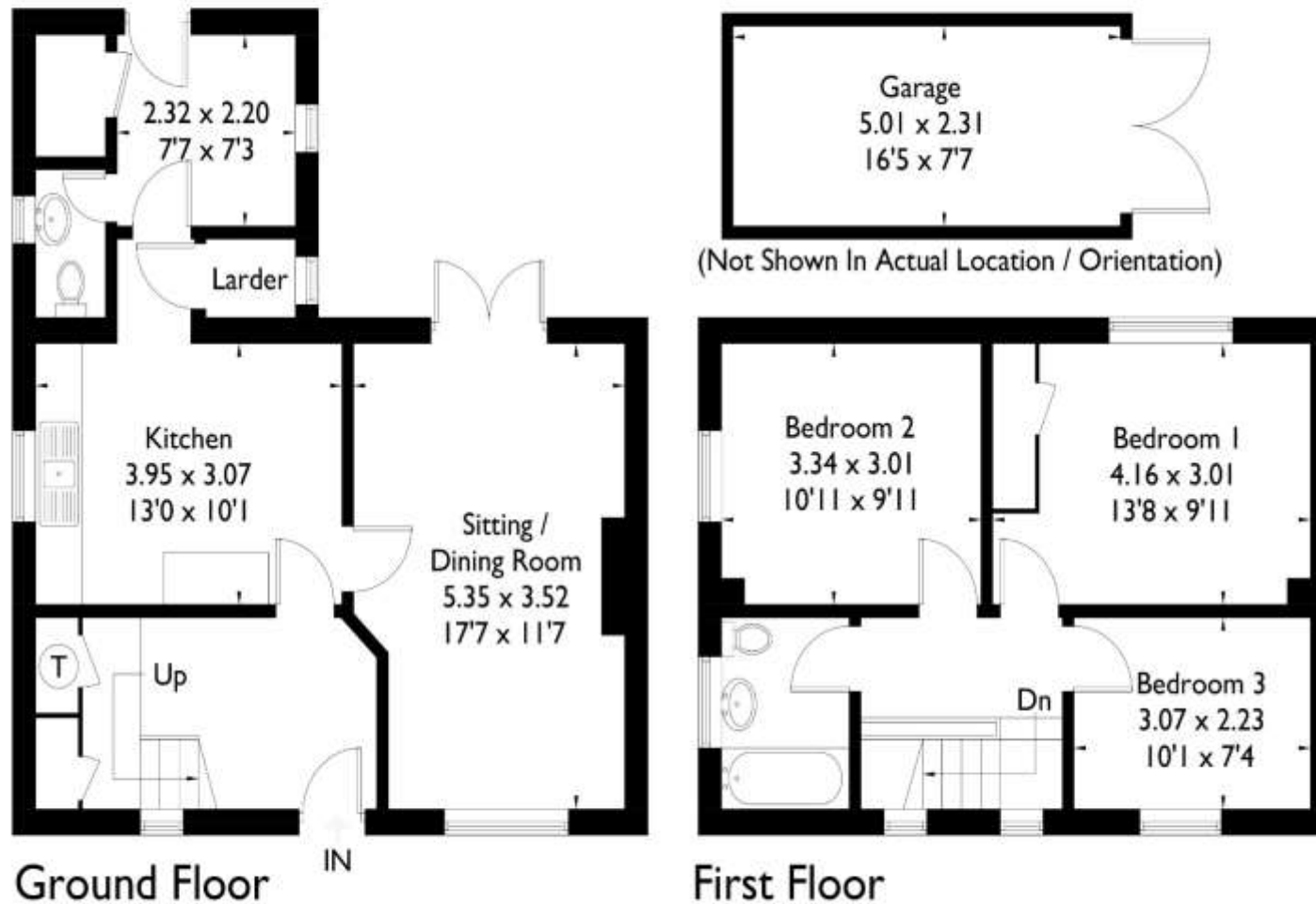
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 273
2 Add additional 80 mm jacket to hot water cylinder	£ 15 - £30	£ 45
3 Low energy lighting for all fixed outlets	£35	£ 96

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.

45 Breachfield, Burghclere, Newbury, Berkshire, RG20 9HZ

Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft
Garage = 11.6 sq m / 125 sq ft
Total = 104.7 sq m / 1127 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 223629

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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