



**Brunsdan**  
ASSOCIATES 

5 Greenacres, Woolton Hill, Near Newbury, RG20 9TA

## Guide Price: £525,000 - Freehold

A detached four bedroom family home in a quiet cul-de-sac location, providing spacious, well presented accommodation throughout set in a generous plot with the benefit of a wrap-round conservatory and a double garage. Total plot size is ¼ of an acre.

Entrance porch, cloakroom, hallway, reception room with double doors opening to the conservatory, kitchen/dining room, four bedrooms, family bathroom with separate shower, double garage, driveway parking, well kept gardens to front and rear

### THE PROPERTY

This well presented detached house is ideal for the growing family and offers spacious accommodation. There is a generous reception room with double doors opening to the wrap-round conservatory which in turn opens to the garden. The kitchen/dining room is fitted with a range of wall and base units with a tiled floor and door to a passageway with access to both the front and rear gardens and a door to the garage. There is also a cloakroom on the ground floor. On the first floor the landing has a full length picture window and doors to the four bedrooms and family bathroom which is fully tiled, fitted with a white suite and has a separate shower.

### OUTSIDE

There is a driveway leading to the double garage providing off road parking for several vehicles with a lawn to the side and mature hedge border which extends to the rear garden and provides a high degree of privacy. The rear garden is not directly overlooked and has a range of mature shrubs and trees, patio area and generous lawn. There are twin up and over doors to the garage and a personal door. Light and power.

### LOCATION

Greenacres is a popular development in the centre of Woolton Hill, a highly desirable village to the south of Newbury which has all the requirements for daily living with a health centre, village shop/Post Office, pub/restaurant, well respected Infant and Junior Schools plus further private junior and senior schools in the area. 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 (4 miles) trains into London Paddington in about 1 hour. From Whitchurch (about 7 miles) trains into London Waterloo in just over 1 hour.

### DIRECTIONS

From Newbury head South on the A343, Andover Road for several miles and head out of the town passing underneath the By-pass. Turn right at the crossroads, signposted Woolton Hill and take the next turning on the right signposted, Broadlayings. Take the next turning on the left into Douglas Ride and turn left at the end. Follow the road down taking the third turning on the left into Greenacres and the property can be found in the cul-de-sac on the left, second in on the left.

### COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band E** with tax payable of **£1,826.24** for the period 2017/2018.

### SERVICES

Electricity, mains water and drainage. Oil fired central heating.

### VIEWING

By strict appointment with the vendors Sole Agents Brunsden Associates.

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**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



5, Greenacres, Woolton Hill, NEWBURY, RG20 9TA

Dwelling type: Detached house      Reference number: 9198-6040-7231-5233-9974  
 Date of assessment: 11 September 2017      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 12 September 2017      Total floor area: 129 m<sup>2</sup>

**Use this document to:**

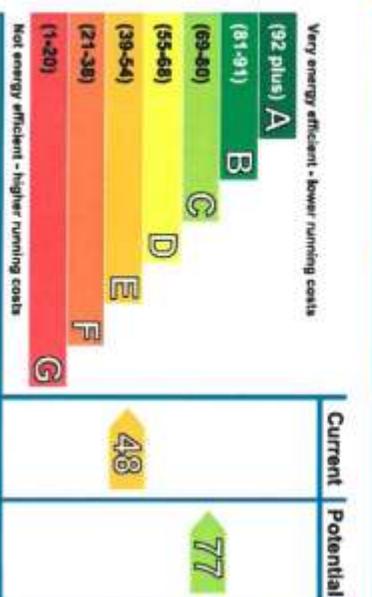
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**      **£ 3,480**  
**Over 3 years you could save**      **£ 1,431**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 441 over 3 years	£ 219 over 3 years	
Heating	£ 2,337 over 3 years	£ 1,614 over 3 years	
Hot Water	£ 702 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,480</b>	<b>£ 2,049</b>	<b>You could save £ 1,431 over 3 years</b>

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

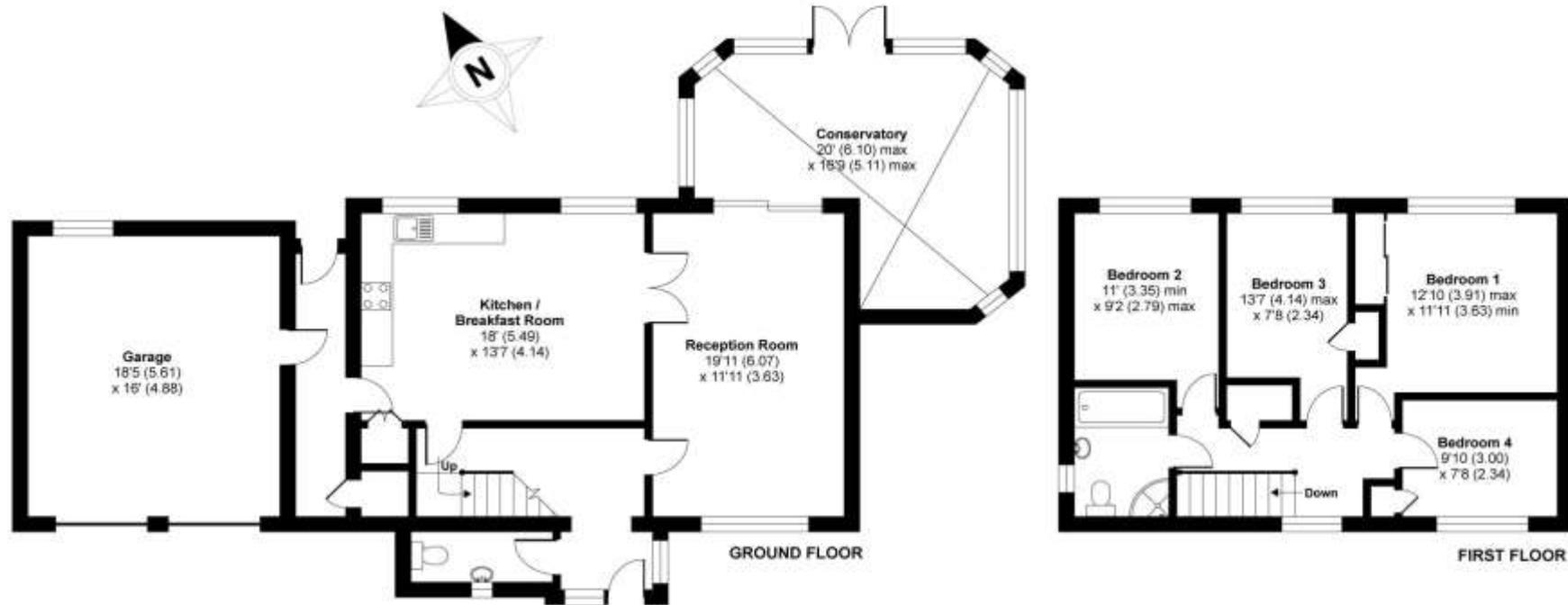
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 255	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 39	
3 Low energy lighting for all fixed outlets	£50	£ 183	

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](http://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 1950 SQ FT 181.1 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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