



Brunsd
en
ASSOCIATES 

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

Guide Price: £565,000 – Freehold

An impressive five bedroom detached house with the benefit of three bathrooms and a generous mature, private rear garden situated in a popular village location on the South of Newbury

Entrance hall, cloakroom, dual aspect reception room with open fireplace, reception room/bedroom 5, with en suite shower room, separate dining room, kitchen/breakfast room, utility room, master bedroom with en suite bathroom, three further bedrooms, family bathroom, mature gardens to front & rear, driveway parking, single garage

THE PROPERTY

Extended by the current vendors to provide a spacious and well planned family home offering flexible accommodation with two/three reception rooms and four/five bedrooms. The kitchen/breakfast room is a good size, there is also a useful utility room with direct access to the garden. There are many nice features including original parquet flooring to the entrance hall, master bedroom with a five piece en suite bathroom, re-fitted family bathroom and an en suite shower room on the ground floor. Ideal for a growing family or if you just love space.

OUTSIDE

The front garden is open plan and mainly laid to lawn with a blocked paved driveway leading to the garage and pathway to the front door. There is an attractive rear garden which is not directly overlooked, screened by mature hedging and trees with a paved area and extensive lawn, approximately 80 ft long by 48 ft wide.

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' with forestry commission land nearby.

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 first turning on the left into Penwood Heights, then take the first right and the house is first in 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 **£2,288.20** for the period 2018/2019.

VIEWING

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

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



HM Government

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

Dwelling type:	Detached house	Reference number:	8305-4496-5029-7227-5183
Date of assessment:	21 September 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	21 September 2018	Total floor area:	161 m ²

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:	£ 4,221
Over 3 years you could save	£ 1,344

	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 267 over 3 years	
Heating	£ 3,426 over 3 years	£ 2,397 over 3 years	
Hot Water	£ 528 over 3 years	£ 213 over 3 years	
Totals	£ 4,221	£ 2,877	You could save £ 1,344 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	£ 366
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 189
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 660

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.

65 Penwood Heights, Penwood, Highclere, Newbury, RG20 9EZ

APPROX. GROSS INTERNAL FLOOR AREA 1895 SQ FT 176 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.

Copyright nichecom.co.uk 2018 Produced for Brunsdn REF : 369035

01635 255501 property@brunsden.com www.brunsdn.com

The Old Axe & Compass, East End, Newbury RG20 0AA

