



Brunsd
ASSOCIATES 

Jasmine Cottage, Tubbs Lane, Highclere, RG20 9RB

Guide Price: £625,000- Freehold

A beautifully presented and much improved detached family home with a southerly facing garden tucked away on a private lane in this very popular village. Offered for sale with no onward chain.

THE PROPERTY

Jasmine Cottage was built in 1993 and has been improved throughout by the current owners. It is now a beautiful family home with well thought out accommodation. This includes a fitted kitchen with a range cooker leading to a wonderful family/sun room which in turn looks out to a private southerly facing garden. There is also a very generous utility room, double aspect sitting room with a log burner, study and cloakroom. The first floor landing has good storage space with a built in airing cupboard and two built in wardrobes. The master bedroom has an en suite shower and there are two further double bedrooms (one with built in wardrobe) and a family bathroom.

The house is fitted with a mechanical heat recovery system. There is electric underfloor heating on the ground floor and oil fired radiator heating on the first floor.

OUTSIDE

The property is approached over a set stone driveway with parking for several cars. There is access on both sides to the beautiful private southerly facing rear garden. The patio outside the sun room has a pergola and is surrounded by mature flowering shrubs. The rest of the garden is laid to lawn with mature shrubs and trees, surrounded by hedging. There is lighting and power in the garden.

LOCATION

Highclere is a popular and delightful village south of Newbury. The Red House pub and local schools are within easy walking distance. Nearby Woolton Hill has a village shop/Post Office, Primary Schools, Health Centre and village pub. Further facilities can be found in Newbury Town centre which is some 4 miles north with mainline station to Paddington (55 minutes). Whitchurch, some 15-20 minutes drive away has mainline trains to London Waterloo (just over 1 hour).

SCHOOLS

The area has an excellent choice of schooling including well considered Infant and Primary schools, with St Thomas' in Woolton Hill and St Martins in East End. There is also a choice of private schools Thorngrove, St.Gabriels, Cheam, Downe House and Horris Hill.

DIRECTIONS

Leave Newbury on the A343 heading South. After passing the slip roads to the by Bypass turn right at the crossroads signed to Woolton Hill. Continue on this road and take the second left turning into Mount Road. Take the second on the right into Tubbs Lane. Jasmine Cottage is signed on a white sign post on the left, the property is the second on the right.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band F** with tax payable of £2,387.94 for the period 2019/2020.

VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates.

01635 255501

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

Jasmine Cottage, Tubbs Lane, Highclere, NEWBURY, RG20 9RB

Dwelling type: Detached house **Reference number:** 0367-2807-6366-9701-8285
Date of assessment: 03 June 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 19 June 2019 **Total floor area:** 127 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:

£ 3,270

Over 3 years you could save

£ 1,011

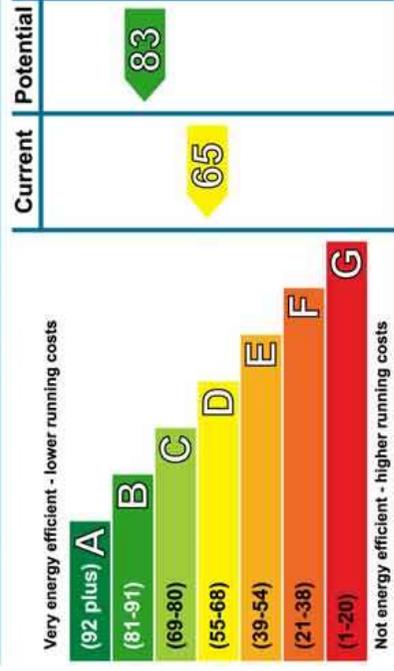
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 252 over 3 years	
Heating	£ 2,448 over 3 years	£ 1,782 over 3 years	
Hot Water	£ 570 over 3 years	£ 225 over 3 years	
Totals	£ 3,270	£ 2,259	



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

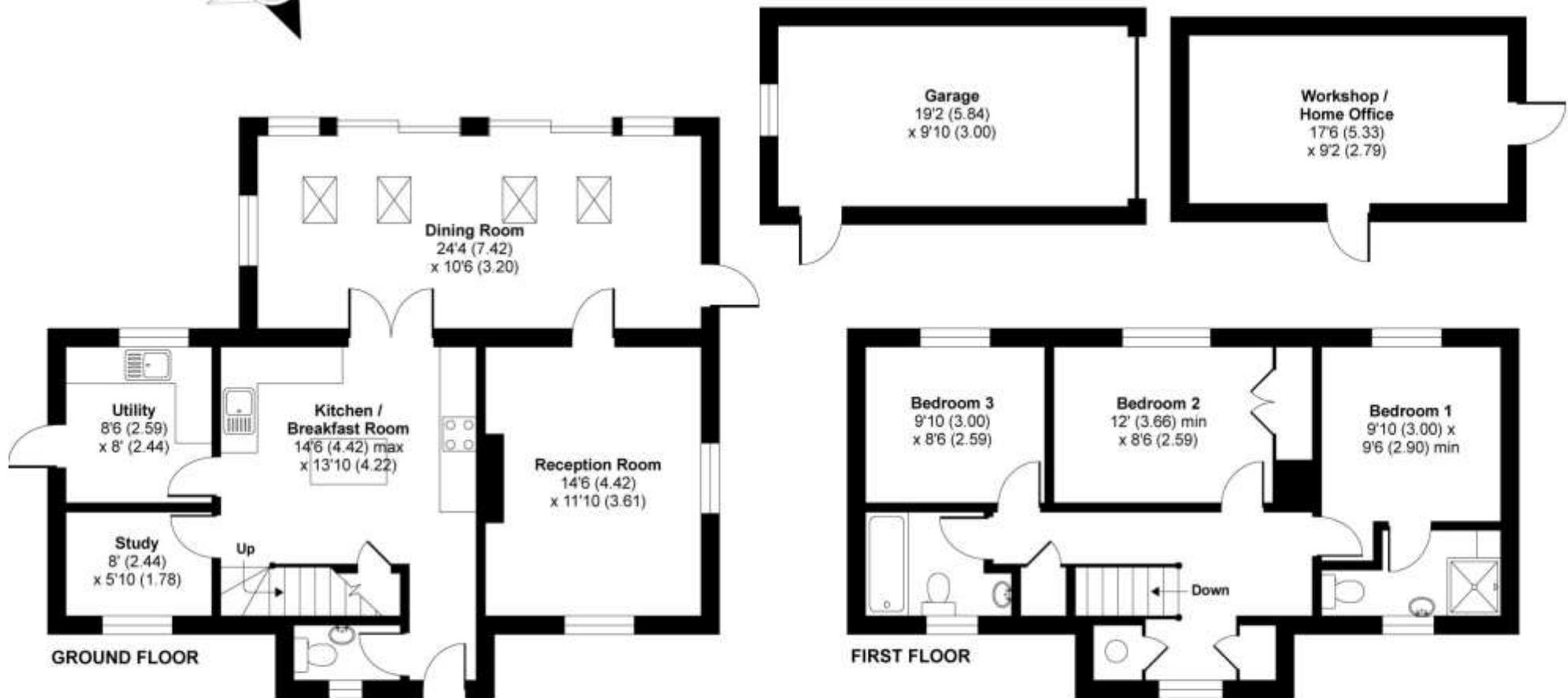
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 105
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 195
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 591

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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APPROX. GROSS INTERNAL FLOOR AREA 1558 SQ FT 144.7 SQ METRES
(EXCLUDES OUTBUILDING & 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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