



**Brunsd**  
ASSOCIATES 

Merrifield, Knights Lane, Ball Hill, RG20 0NW

**Guide Price: £565,000 - Freehold**

**A beautifully modernised detached bungalow located in an idyllic rural location backing onto paddocks and with a lapsed planning consent for a larger replacement dwelling.**

**Large entrance hall with study area, sitting room with open fire, dining room, conservatory, kitchen, master bedroom with en-suite, two further bedrooms one with en-suite, bathroom, air source heating/air cooling, parking and gardens in excess of ¼ acre.**

#### **DIRECTIONS**

Leave Newbury via the Andover Road and at the mini roundabouts go straight ahead and past Park House and Falkland Schools. After approximately 1 mile, turn right at the Woodpecker Public House and continue along this road passing Yew Tree Garden Centre and The Furze Bush Public House. Shortly after Ball Hill Garage, turn right into Knights Lane and Merrifield will be the last property on the right hand before the right hand bend.

#### **THE PROPERTY AND LOCATION**

Merrifield is a beautifully kept detached bungalow in a lovely rural position backing onto paddocks. The large gardens surround the property and are filled with a vast array of plants and shrubs. There is also a large patio area providing an excellent outdoor entertaining area. Ball Hill has a village shop and nearby Woolton Hill also has a village shop/Post Office, health centre and pub/restaurant. Planning granted by Basingstoke & Deane Borough Council application no. 13/00620/FUL, which has now lapsed.

There is an abundance of walking in the locality. The by-pass is about one mile away giving access to major road networks including J13 of the M4. From Newbury, about 4 miles away, trains to Paddington in just under 1 hour, whilst from Whitchurch (about 15 minutes drive) trains to Waterloo in just over an hour.

#### **RATES**

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band F** with rates payable of **£1,558.96** for the period 2016/2017.

#### **SERVICES**

Electricity, mains water and drainage. Electric heating EcoDan system.

#### **VIEWING**

By strict appointment with the Vendors Sole Agents Brunsdon Associates.

**01635 255501**

**property@brunsden.com   www.brunsdon.com**

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











# Energy Performance Certificate



Merrifield, Knights Lane, Ball Hill, NEWBURY, RG20 0NW

Dwelling type: Detached bungalow Reference number: 8807-8597-1929-2196-6563  
 Date of assessment: 11 May 2016 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 11 May 2016 Total floor area: 138 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:**

**£ 5,799**

**Over 3 years you could save**

**£ 1,161**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	
Heating	£ 4,119 over 3 years	£ 3,618 over 3 years	
Hot Water	£ 1,458 over 3 years	£ 798 over 3 years	
<b>Totals</b>	<b>£ 5,799</b>	<b>£ 4,638</b>	<b>You could save £ 1,161 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

## Top actions you can take to save money and make your home more efficient

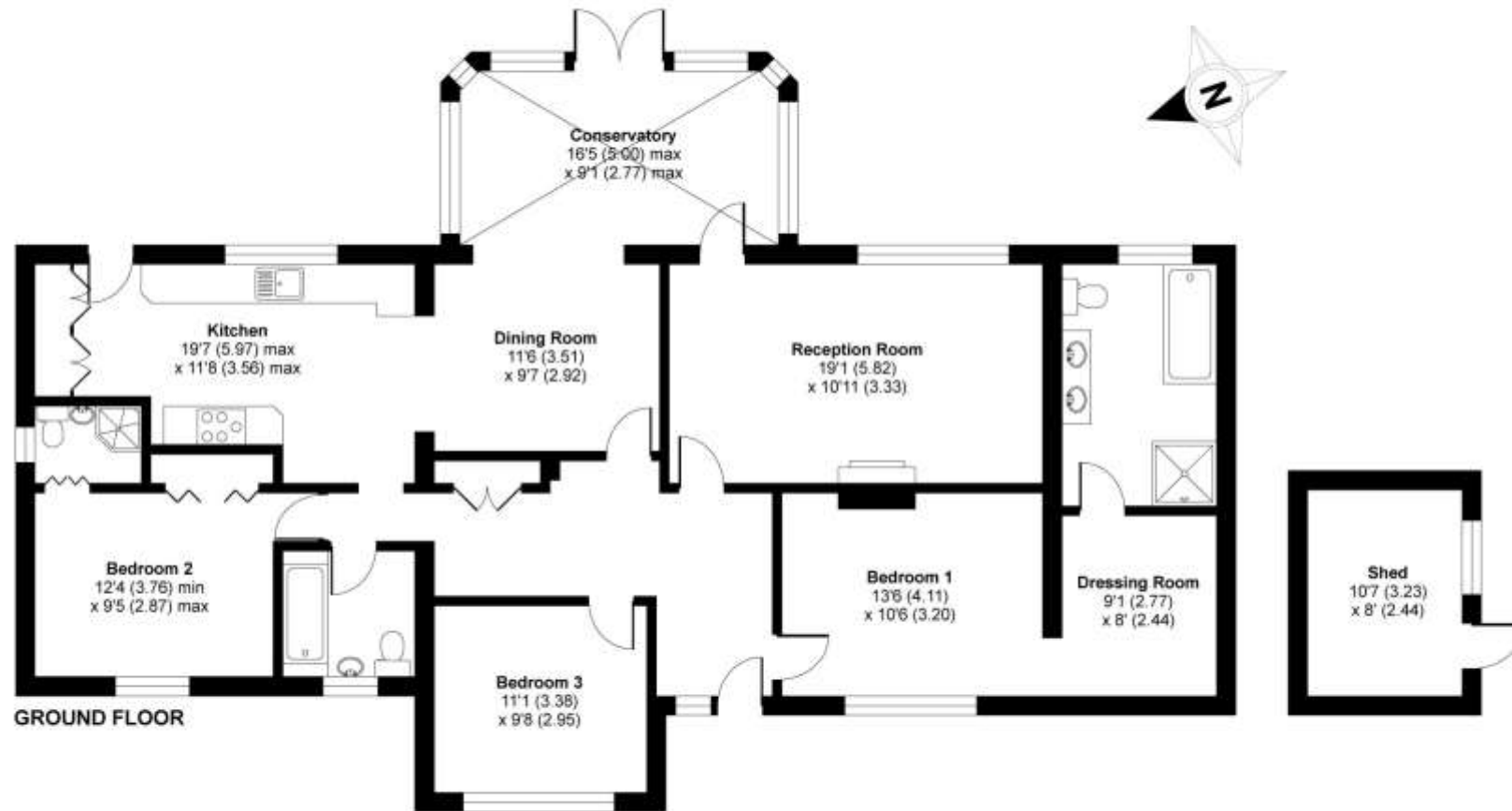
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 342	✓
2 Hot water cylinder thermostat	£200 - £400	£ 216	✓
3 Heating controls (time and temperature zone control)	£350 - £450	£ 219	✓

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (Standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

# Merrifield, Knights Lane, Ball Hill, Newbury, RG20

APPROX. GROSS INTERNAL FLOOR AREA 1564 SQ FT 145.2 SQ METRES (EXCLUDES SHED)



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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