



**Brunsdan**  
ASSOCIATES 

North Cottage, Mount Road, Highclere, Newbury, RG20 9QZ

**Guide price: £ 539,950 – Freehold.**

**A charming extended semi-detached cottage formerly part of the Earl of Carnarvon's Estate with many character features and beautifully presented throughout situated in the desirable village of Highclere**

**Entrance lobby, reception room with patio doors to the garden, kitchen fitted with farmhouse style units, utility & cloakroom, dining room with open fireplace, three double bedrooms, through study/snug, family bathroom, further WC, detached garage, driveway parking, attractive rear garden.**

#### **THE PROPERTY**

This delightful cottage believed to be late Georgian has been extended and modernised to provide spacious and well presented accommodation comprising entrance lobby with tiled floor, spacious reception room with a brick built open fireplace and wooden beam over, attractive kitchen with farmhouse style wall and base units, dining room with an attractive brick built open fireplace, double doors to porch/storage and front door (not currently used). There is also a useful utility room with cloakroom off on the ground floor. Stairs from the dining room lead up to the first floor with three double bedrooms, stylish family bathroom fitted with a white suite, separate WC and a through room ideal for use as a study/snug area.

#### **OUTSIDE**

Double five bar gated access to the front of the property leads to the gravel driveway providing off road parking in front of the detached garage which is set to the side of the property. There is a pretty enclosed rear garden with brick paved patio leading to the lawn with mature flower and shrub beds.

#### **DIRECTIONS**

From Newbury head South on the A343 and head out of the town remaining on this road for several miles after passing under the Bypass continue to the crossroads and turn right signposted Woolton Hill. Continue on the road round the left hand bend and take the second turning into Mount Road. North Cottage will be found after a short distance on the left hand side. Easily identified by the Brunsdon 'For Sale' board.

#### **THE 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).

#### **COUNCIL TAX**

We are advised by Basingstoke & Deane Council that the property is in Band D with tax payable of £1,648.66 for the period 2019/2020.

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdon Associates Tel: 01635 255501  
Website: [www.brunsdon.com](http://www.brunsdon.com) Email: [property@brunsdon.com](mailto:property@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 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



**North Cottage, Mount Road, Highclere, NEWBURY, RG20 9QZ**

**Dwelling type:** Semi-detached house      **Reference number:** 9248-1071-7227-6831-3940  
**Date of assessment:** 14 March 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 14 March 2019      **Total floor area:** 151 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:

**£ 4,389**

## Over 3 years you could save

**£ 1,380**

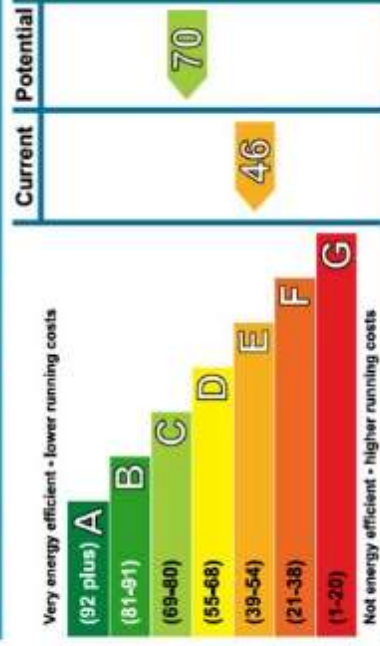
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 267 over 3 years	
Heating	£ 3,699 over 3 years	£ 2,466 over 3 years	
Hot Water	£ 423 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 4,389</b>	<b>£ 3,009</b>	

**You could save £ 1,380 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 Internal or external wall insulation	£4,000 - £14,000	£ 924
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 315
3 Solar water heating	£4,000 - £6,000	£ 144

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.

# North Cottage, Mount Road, Highclere, Newbury, RG20 9QZ

APPROX. GROSS INTERNAL FLOOR AREA 1808 SQ FT 167.9 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 2019 Produced for Brunsten REF : 459325

01635 255501 [property@brunsden.com](mailto:property@brunsden.com) [www.brunsten.com](http://www.brunsten.com)  
The Old Axe & Compass, East End, Newbury RG20 0AA

