



Brunsd
ASSOCIATES 

Swallows Rest, Winchester Road, Whitway, Burghclere, RG20 9LJ

Guide Price: £950,000 – Freehold

A most attractive modern detached family house with spacious well designed accommodation and a large detached barn of c.1259 sq ft ideal as a possible family annexe or home office. Offered for sale with no onward chain.

Entrance hall, cloakroom, sitting room with a wood burner, study, dining room, kitchen/breakfast room, stunning sun room with glazed roof, spacious first floor landing, family bathroom with shower, master bedroom with en-suite, second guest room with en-suite, 2 further bedrooms, most attractive detached barn with kitchen facilities and cloakroom, additional secure triple garage/store

THE PROPERTY

Swallows Rest is a good family home beautifully presented with high ceilings and a quality feel and finish throughout. The property has Neff kitchen appliances with fitted dishwasher, oven and hob, and a wood burner in the sitting room. There is a most attractive sun room adjoining the sitting room and looking onto the garden. On the first floor the bedrooms are all doubles and the property benefits from three bathrooms.

THE BARN/ANNEXE

The detached barn is a most attractive addition to this property. It comprises of a spacious ground floor with heat reflective laminate Oak bi-fold doors and windows, which has its own facilities of a fitted kitchen with granite worktops and cloakroom. There is a cast iron staircase to the first floor and luxury Italian porcelain tiled flooring. The first floor has a separate WC and basin and can be used as a hobbies room or for storage. In addition to the barn there are three garages which also have Italian porcelain tiled flooring throughout and electric doors.

OUTSIDE

The property is approached through a 5 bar gate onto a large courtyard area with ample parking in front of the triple garage and the barn/annexe. The large landscaped garden to the southerly facing rear of the house is mainly laid to lawn with a patio and variety of evergreen shrubs. There are twin stables/garden store situated towards the end of the garden with light and power.

LOCATION

Burghclere is located near the Berkshire/Hampshire border and boast spectacular scenery and many scenic walks. The nearby village offers a pre-school and toddler group, a primary school and the Clere Secondary School. In the heart of the village there is a church and the popular Carnarvon Arms public house and the Carpenter Arms overlooking Watership Down. Burghclere in particular offers excellent road links with the A34 and M4 within easy access. Newbury train station provides access to London via Paddington mainline station.

DIRECTIONS

Follow the A343 south out of Newbury and at the Penwood junction turn left and proceed up the hill. Follow this road to the T-junction and turn right passing the Carnarvon Arms and Highclere Castle, the house can be found on the left hand side after the left hand turning to Old Burghclere/Kingsclere.

COUNCIL TAX

We have been informed by Basingstoke & Deane that the council tax is **Band G** with tax payable of **£2,488.05** for the period 2018.

SERVICES

Electric mains water septic tank, hot water and heating is supplied by an air source heat pump.

VIEWING

By strict appointment with the vendors Sole Agents Brunnsden Associates. **01635 255501 property@brunnsden.com www.brunnsden.com** IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunnsden 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



Swallows Rest, Winchester Road, Whitway, Burchclere, NEWBURY, RG20 9LJ

Dwelling type: Detached house
 Date of assessment: 16 January 2013
 Date of certificate: 16 January 2013

Reference number: 0206-3846-7296-9397-6275
 Type of assessment: SAP, new dwelling
 Total floor area: 206 m²

Use this document to:

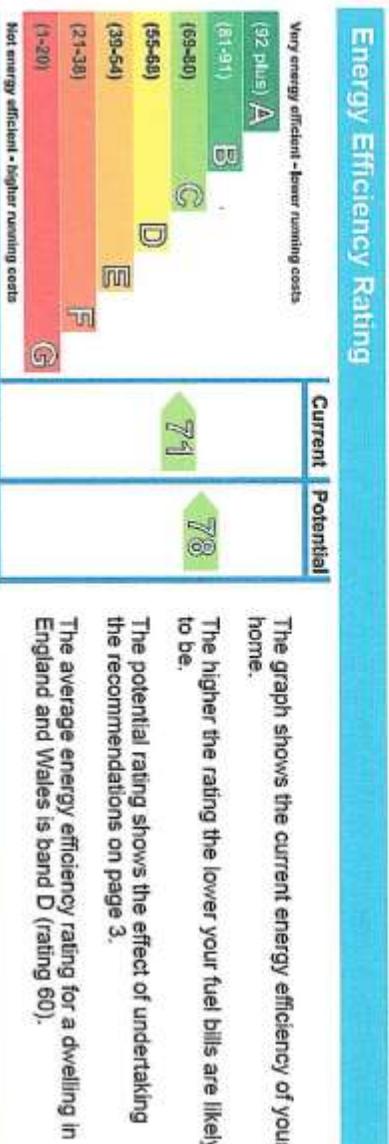
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 3,921**

Over 3 years you could save **£ 300**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 294 over 3 years	
Heating	£ 2,766 over 3 years	£ 2,766 over 3 years	
Hot Water	£ 861 over 3 years	£ 561 over 3 years	
Totals	£ 3,921	£ 3,621	You could save £ 300 over 3 years

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.

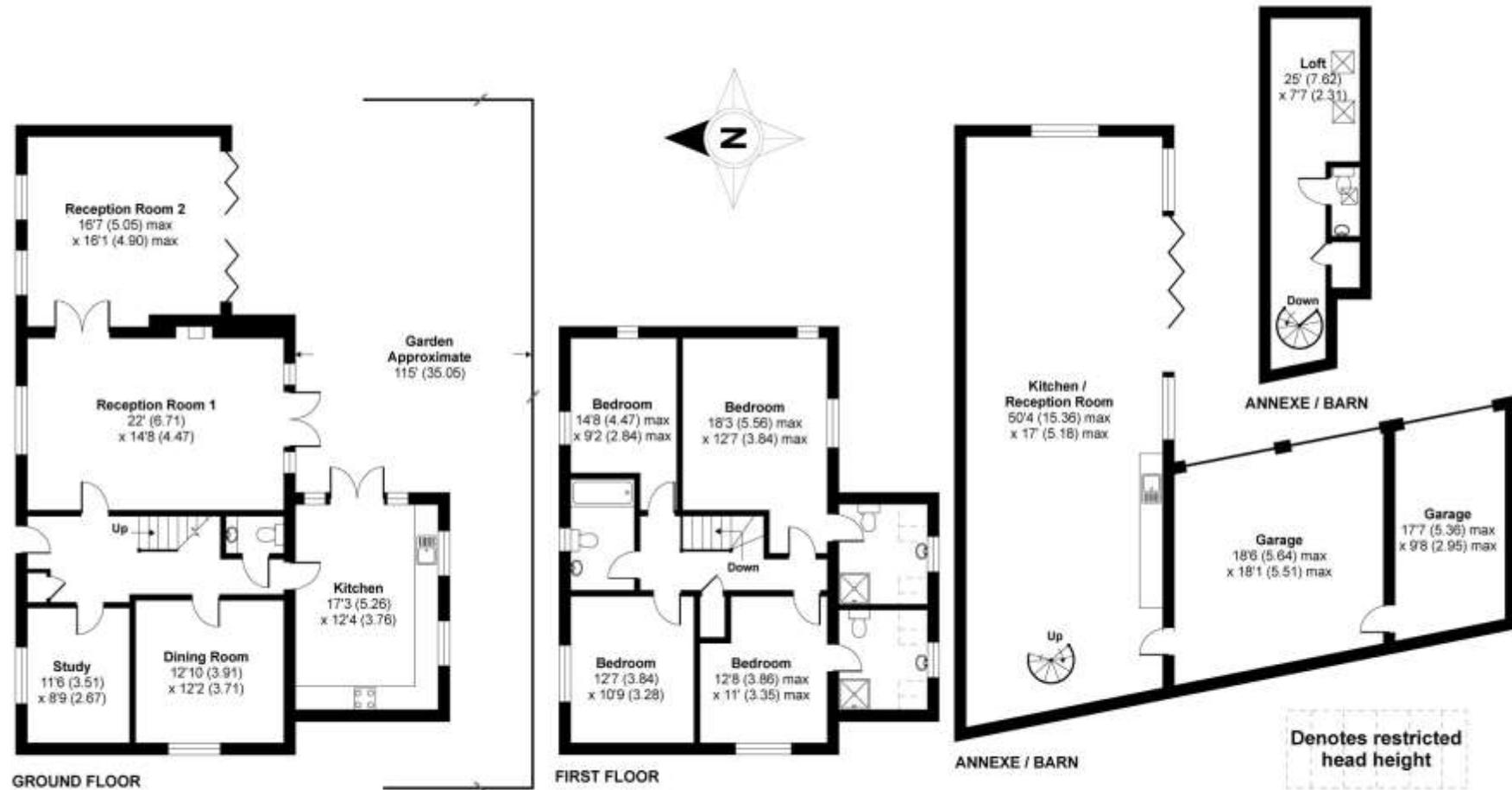


Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 300
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 678

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APPROX. GROSS INTERNAL FLOOR AREA 3753 SQ FT 348.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, INCLUDES ANNEXE & 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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