



Brunsdon
ASSOCIATES 

The Conifers, Broad Layings, Woolton Hill, RG20 9TT

Guide Price: £795,000 – Freehold

A beautifully presented detached Edwardian family house with many original features sitting in a plot of approximately ¼ of an acre

Porch, entrance hall, sitting room, kitchen/dining/family room, cloakroom, utility room, 4 bedrooms, 2 bathrooms, detached garden annex currently 2 rooms, storage, playroom, large area for driveway parking, large rear garden over 100 foot in length

THE PROPERTY

The Conifers is a classic Edwardian family house which has undergone a complete refurbishment in the last 4 years, including a large extension at the rear. The house now combines original character features with a modern contemporary style. The heart of the house is undoubtedly the large open plan kitchen/dining/family room with bi-fold doors overlooking the rear garden. This room has a wood burner and underfloor heating. There is also a separate sitting room with an attractive open fireplace. Complimented on the first floor by four generous bedrooms and two bathrooms. Further potential to extend (STP).

OUTSIDE

The Conifers is approached by an ample gravel drive to the front with side access to the rear so there is plenty of private parking. Behind the house there is a private and sheltered seating area with an ornamental pond. The long (over 100 feet) rear garden is laid to lawn which is surrounded by beds containing shrubs, plants and herbs. Within the grounds there is a detached brick building which was originally a double garage but it is currently used as playroom/storage area but could be converted back to a double garage or possibly an annex if required.

LOCATION

Woolton Hill is a highly desirable village some 5 miles to the south of Newbury and Broad Layings is considered the best address in the village. It has all the requirements for daily living with a health centre, village shop/Post Office and pub/restaurant. There is excellent walking, cycling and riding in the surrounding countryside. Communications via road and rail are well served with the A34 about 1 mile away offering access to the north to J13 of the M4 and also south to J6 of the M3. From Newbury Station (4 miles) trains into London Paddington in about 1 hour. From Whitchurch (about 7 miles) trains into London Waterloo in just over 1 hour. Southampton Airport is approx 35 miles and Heathrow 45 miles.

DIRECTIONS

From Newbury take the A343 Andover Road and continue out of Newbury, take the right turning to Woolton Hill, at the first sharp left hand bend turn right into Broad Layings where The Conifers will be seen after a short drive 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 **£2,284.16** for the period 2018/2019.

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 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



The Conifers, Broadlayings, Woolton Hill, NEWBURY, RG20 9TT

Dwelling type: Detached house Reference number: 9391-2882-6194-9698-3495
 Date of assessment: 12 November 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 November 2018 Total floor area: 208 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: £ 3,636
Over 3 years you could save £ 321

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 312 over 3 years	
Heating	£ 2,955 over 3 years	£ 2,766 over 3 years	
Hot Water	£ 369 over 3 years	£ 237 over 3 years	
Totals	£ 3,636	£ 3,315	You could save £ 321 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 (suspended floor)	£800 - £1,200	£ 198
2 Solar water heating	£4,000 - £6,000	£ 123
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 927

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.

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Approximate Gross Internal Area = 189.7 sq m / 2042 sq ft
Outbuilding = 46.5 sq m / 500 sq ft
Total = 236.2 sq m / 2542 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 222829

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.