



Brunsd
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ASSOCIATES 

Westwood House, Broadlayings, Woolton Hill, RG20 9TR

Guide Price: £950,000 – Freehold

A most impressive six double bedroomed detached family home (over 3,000 sq ft), having been extended and transformed by the current owners to provide well planned and spacious accommodation finished to a high specification

Entrance hall, drawing room with twin patio doors to the garden, stunning open plan kitchen/dining/family room with bi-fold doors to the garden, utility room, study, playroom, spacious master bedroom with en suite and dressing area, two double bedrooms with jack and jill bathroom, three further double bedrooms, family bathroom with separate shower, double garage, ample driveway parking, west facing rear garden

THE PROPERTY

This stunning property offers stylish and light accommodation arranged over two floors with three reception rooms and a spacious family/dining/kitchen with bespoke handmade units, granite worktops, island and integrated appliances to include dishwasher, separate large Liebherr fridge and Liebherr freezer, microwave, wine-cooler and warming drawer. There are six double bedrooms on the first floor all with built-in storage. The bathrooms and ground floor cloakroom are fitted with Villeroy & Boch suites. The entrance hall, cloakroom and kitchen/dining/family room all have Travertine stone with underfloor heating. The loft has a large access which has been boarded and shelved for storage with light and a loft ladder. The property was re-wired in 2011 with low voltage points and the double glazing was replaced six years ago.

OUTSIDE

The property is approached via a five bar gate with a driveway providing ample off road parking leading to the double garage which has a personal door to the garden and overhead storage. There is gated access to either side of the property with paved pathways leading to the rear garden which is west facing and mainly laid to lawn with extensive paved patio area with pergola over.

LOCATION

Broadlayings and Woolton Hill are highly desirable villages some 5 miles to the south of Newbury. They have all the requirements for daily living with a health centre, tennis club and a monthly village market. The village shop/post office and a pub/restaurant are a five minute walk from Westwood House. 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

Follow the A343 south from Newbury. Turn right at the Penwood junction signed Woolton Hill, turn right into Broadlayings. Follow the road past the post office and turn next left on to the gravel drive, follow the drive round and Westwood House is at the end.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band G** with tax payable of **£2,490.32** for the period 2017/2018.

SERVICES

Electricity, mains water and drainage, oil fired central heating.

VIEWING

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



Westwood House, Broadlayings, Woolton Hill, NEWBURY, RG20 9TR

Dwelling type: Detached house

Reference number: 0356-2814-7742-9003-1425

Date of assessment: 04 April 2017

Type of assessment: RdSAP, existing dwelling

Date of certificate: 05 April 2017

Total floor area: 239 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:

£ 6,054

Over 3 years you could save

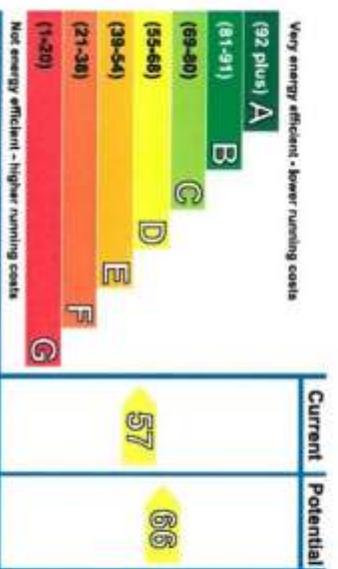
£ 501

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 321 over 3 years	
Heating	£ 5,271 over 3 years	£ 4,998 over 3 years	
Hot Water	£ 462 over 3 years	£ 234 over 3 years	
Totals	£ 6,054	£ 5,553	You could save £ 501 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

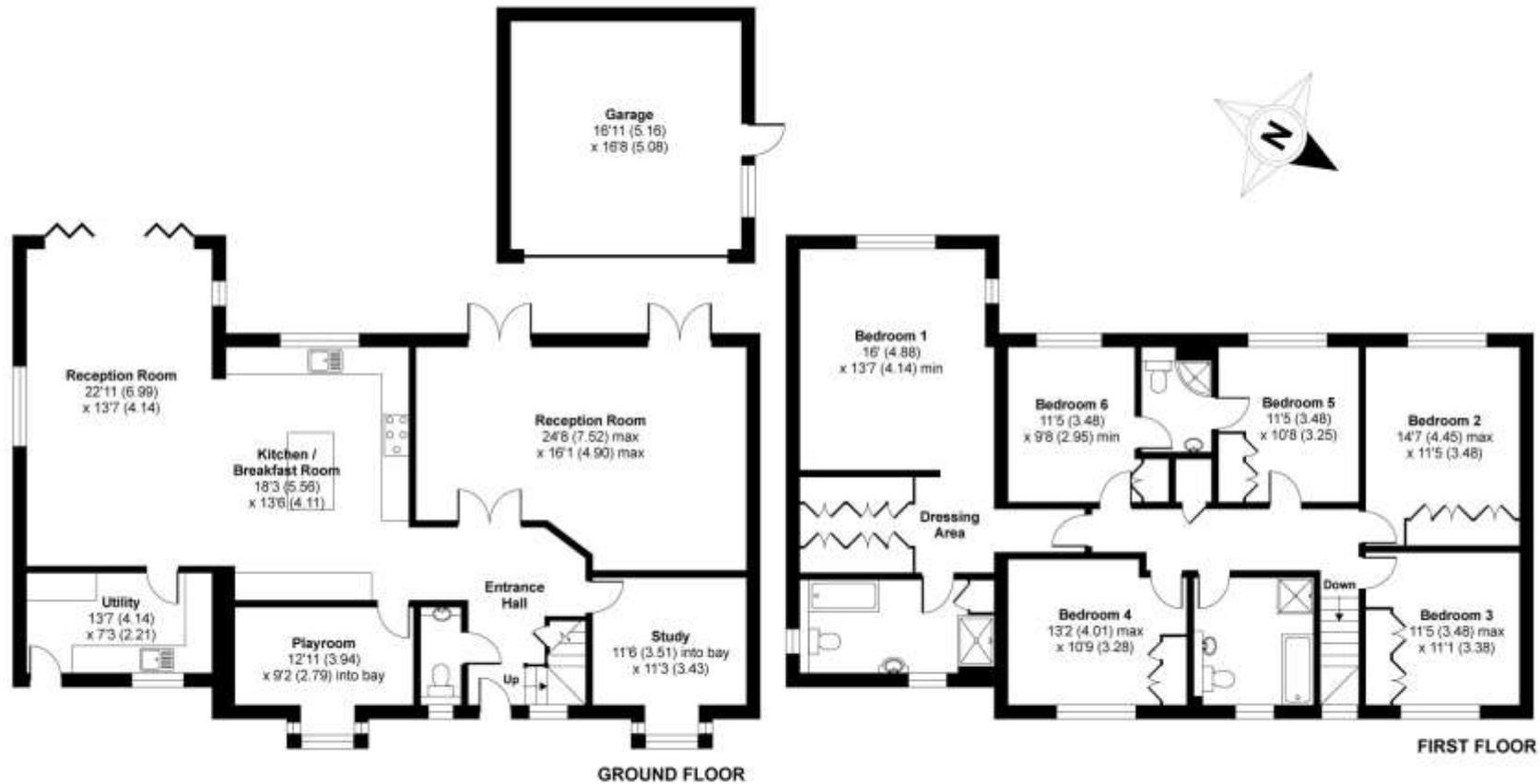
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 180	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 180	✓
3 Solar water heating	£4,000 - £6,000	£ 138	✓

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 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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APPROX. GROSS INTERNAL FLOOR AREA 3200 SQ FT 297.3 SQ METRES (INCLUDES DETACHED 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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