

Price £675,000



30 Mortons Lane, Upper Bucklebury
Berkshire RG7 6QQ



30 MORTONS LANE, UPPER BUCKLEBURY

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A beautifully presented four bedroom detached family home located on a prestigious landscaped development in this popular village. Within walking distance of the local primary school, public house and local stores, the spotless accommodation includes entrance hall, cloakroom, triple aspect living room, dining room, kitchen/breakfast room, conservatory, utility room, master bedroom with en-suite, three further bedrooms all with built in wardrobes and large family bath/shower room. Outside there is a nice size rear garden, enclosed front garden and garage with additional driveway parking.

LOCATION

The village of Upper Bucklebury is one of the most sought after villages in West Berkshire and offers local amenities including primary school, local stores, public house and is surrounded by stunning rolling countryside ideal for scenic walks and other country pursuits. It falls within the Kennet secondary school catchment but private schooling at Bradfield College or Downe House are a short drive away. The mainline train station at Thatcham serves Reading and London Paddington and there is easy access to the A4 leading to Jct 12 of the M4.

ACCOMMODATION

Ground floor

Attractive storm canopy porch with front door leading into a lovely size hallway providing access to all downstairs principal rooms together with stairs to first floor accommodation. The living room is triple aspect with a feature in-built gas-flame fireplace and double glazed French doors leading to the conservatory. The generous dining room is to the front of the property. There is a fully fitted kitchen/breakfast room with an attractive range of eye and low-level units with under-unit lighting, built-in double oven, hob, stainless steel extractor hood, dishwasher and fridge/freezer. French doors lead out to the rear garden. The utility room is accessed off the kitchen/breakfast room and is equipped with worktop, sink with plumbing for washing machine and tumble dryer, and again provides access into the conservatory. From the hallway is a cloakroom and understairs storage cupboard. The conservatory is of a low-level masonry built construction with UPVC double glazed windows and door providing access again to the garden.

First floor

Light and airy large galleried landing. Dual aspect master bedroom providing lots of natural light together with two sets of built-in wardrobes and lovely en-suite with over-sized shower cubicle. There are two further double bedrooms, both with built-in wardrobes and a fourth bedroom, again with built-in cupboard. Airing cupboard with additional storage in the eaves with a super-sized beautifully presented bathroom with separate shower cubicle.

OUTSIDE

Rear garden

The charming rear garden has an extended patio area ideal for entertaining with the remainder laid to lawn with flower and shrub borders and fruit trees. A path leads down the garden with rear gated access to the driveway and door to garage.

Garage

Single garage with metal up-and-over door, power and light connected with window and door to garden.

Front garden

Attractive wrought iron railing surround with gated access to path leading to the front door with storm canopy porch over. The remainder is laid to lawn with an attractive range of flower and shrubs with neat hedging.

MAINTENANCE CHARGE

Maintenance charge (Includes Communal Upkeep and Ground Rent): £334 per annum.

SERVICES & COUNCIL TAX

Mains electricity, gas, drainage and water are connected to the property. The property is in Band F. Current charge for 2018-2019 is: £2,501.96 Telephone West Berkshire Council on: 01635 42400.

DIRECTIONS

From the Robin Hood roundabout follow signs on the A4 to Thatcham. Continue on the A4 passing Thatcham High Street on your right. At 'The Chapel' turn left into Harts Hill Road. At the next roundabout continue straight over following Harts Hill Road round to the right into Broad Lane and into the village of Upper Bucklebury. Proceed through the village passing the public house on the left hand side and turn almost immediately left afterwards into Mortons Lane. Once in Mortons Lane continue into the development where No. 30 can be found just after the first turning on the right hand side.

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only to the finished product. Due to the time at which this document was produced, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

VIEWINGS

Strictly by prior appointment through Downer & Co.'s Newbury office on: 01635 523777.



Energy Performance Certificate

30, Mortons Lane, Upper Bucklebury, READING, RG7 6QQ

Dwelling type: Detached house

Reference number: 0848-2838-7779-9496-5021

Date of assessment: 18 March 2016

Type of assessment: RdSAP, existing dwelling

Date of certificate: 18 March 2016

Total floor area: 144 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:

£ 3,081

Over 3 years you could save

£ 342

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 486 over 3 years	£ 243 over 3 years	<div>You could save £ 342 over 3 years</div>
Heating	£ 2,190 over 3 years	£ 2,253 over 3 years	
Hot Water	£ 405 over 3 years	£ 243 over 3 years	
Totals	£ 3,081	£ 2,739	

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

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

71

81

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 Low energy lighting for all fixed outlets	£105	£ 192	
2 Solar water heating	£4,000 - £6,000	£ 147	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 864	

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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30 Mortons Lane

Approximate Gross Internal Area = 157.4 sq m / 1694 sq ft

Garage = 19.6 sq m / 211 sq ft

Eaves = 4.3 sq m / 46 sq ft

Total = 181.3 sq m / 1951 sq ft

= Reduced headroom below 1.5m / 5'0"

Ground Floor

Garage
(Not Shown In Actual Location)

First Floor

Illustration for identification purposes only. Not to scale
Ref: 192554

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