

Price £559,950



Applecross 8 Marlston Road, Thatcham  
Berkshire RG18 9SU



# APPLECROSS 8 MARLSTON ROAD, THATCHAM

Berkshire RG18 9SU

Positioned in an enviable position in Hermitage village diagonally opposite the church and within walking distance of the post office this four bedroom detached house is offered to the market in excellent condition. The accommodation comprises entrance hall, cloakroom, sitting room, conservatory, dining room, kitchen/breakfast room, utility, master bedroom with re-fitted en-suite shower room, two further double bedrooms, single bedroom and re-fitted family shower room (originally a bathroom). There is a neat and tidy garden to the rear with a south-westerly aspect and a driveway with attached double garage to the front.

## LOCATION

Hermitage is a village approx 5 miles due North of Newbury. Along with its primary school and Downs secondary school catchment it has its own shop/post office and two public houses. It is within easy reach of the M4 motorway at Jct 13 and is surrounded by beautiful rolling countryside ideal for walks and other country pursuits.

## ACCOMMODATION

### Ground floor

Through entrance hall with under stairs storage area and stairs to first floor. Recently refitted cloakroom. Dual aspect kitchen/breakfast room over looking the rear garden. Utility room with side access door and recently fitted gas boiler. Separate dining room also with a rear aspect view and a generous sized living room running the depth of the property with patio doors opening to a large conservatory which in turn has French doors opening onto the patio area.

### First floor

Master bedroom with built-in wardrobes and recently refitted en-suite shower room. Two further bedrooms both with built-in wardrobes to the rear aspects, further fourth bedroom to the front of the property and a recently refitted shower room complete the accommodation.

## OUTSIDE

### Rear garden

The rear garden has a south-west facing aspect and is predominantly laid to lawn with two good sized patio areas for entertaining, surrounded by well maintained mature hedging. Garden shed and side access to the front. Personal door to the attached double garage.

### Front of property

The front of the property has driveway parking which allows parking for several vehicles.

### Garage

The attached double garage has power and lighting and can be accessed via the metal up and over door, or the personal door to the rear garden

## SERVICES & COUNCIL TAX

Gas, electricity, mains drainage and water are connected to the property. The property is in Band E. Charge for 2019-2020 is: £2,242.17. Telephone West Berkshire Council on: 01635 519520.

## DIRECTIONS

From Downer & Co.'s offices in Cheap Street continue northbound on the A339. At the Robin Hood roundabout follow signs on the B4009 to Hermitage. On entering the village, after the first mini-roundabout, take the second right into Marlston Road, continue past Lipscombe Close and Applecross will be found on your 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



8, Marlston Road, Hermitage, THATCHAM, RG18 9SU

Dwelling type: Detached house  
 Date of assessment: 22 July 2019  
 Date of certificate: 23 July 2019  
 Reference number: 8501-6223-6780-2752-4922  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 126 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

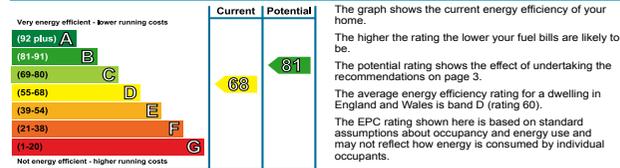
Estimated energy costs of dwelling for 3 years:	£ 3,105
Over 3 years you could save	£ 639

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 252 over 3 years	
Heating	£ 2,298 over 3 years	£ 1,965 over 3 years	
Hot Water	£ 390 over 3 years	£ 249 over 3 years	
<b>Totals</b>	<b>£ 3,105</b>	<b>£ 2,466</b>	

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

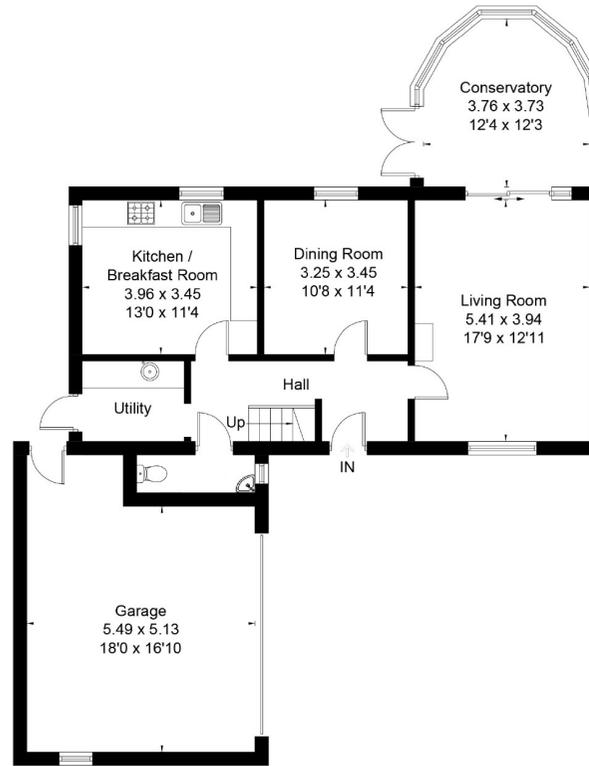


### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 105
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 264
3 Low energy lighting for all fixed outlets	£70	£ 141

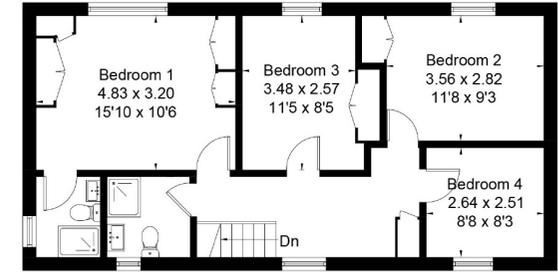
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



Ground Floor

Approximate Floor Area = 141.9 sq m / 1527 sq ft  
 Garage = 29.5 sq m / 317 sq ft  
 Total = 171.4 sq m / 1844 sq ft



First Floor

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