

Price £525,000



Belmont The Green, Brightwalton
Berkshire RG20 7BH



BELMONT THE GREEN, BRIGHTWALTON

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Character three double bedroom detached cottage overlooking fields within the heart of the village. The extended property is very well presented and has been well maintained by the current owner. The accommodation consists of lobby, living room, wonderful open plan kitchen/dining room with island, utility room, cloakroom, master bedroom with ensuite, guest bedroom with ensuite, third double bedroom and large landing with built-in wardrobes. Benefits include upvc double glazing, oil-fired central heating, garage, large garden, and driveway parking. Planning Permission has also been granted for a new timber clad garage with home office above (West Berkshire Council reference 12/02994/HOUSE).

ACCOMMODATION

Ground floor

Through front door to lobby with windows to side. Further door to sitting room with fireplace and dual aspect windows. French doors to dining area which is open to the wonderful light kitchen with several windows, island unit with built in wine fridge and space for a Range cooker. A door from the kitchen leads out to the patio and rear garden with a further door from the kitchen into the utility room. The utility room has a sink, boiler and door through to the cloakroom. From the utility room is a further door to the rear of the property and driveway. Stairs from sitting room to:

First floor

Light and open first floor landing with built-in wardrobes. The master bedroom is to the rear of the property with wonderful views over the garden and surrounding countryside and en-suite bathroom with under floor heating. Bedroom two has a front aspect with built-in wardrobes and en-suite shower room. Finally, bedroom three has built-in wardrobes with window to side.

OUTSIDE

Rear garden

The large garden overlooks fields to the rear and is a lovely sun trap. A gate provides access to the front of the property.

Front and side of property

A gravel drive provides off-street parking for several vehicles.

Garage

Single garage with lighting and up-and-over door.

SERVICES & COUNCIL TAX

Electricity, mains water are connected to the property. Drainage is private by septic tank. Heating is by way of oil. The property is in Band D. Current charge for 2019-2020 is: £1,816.85. Telephone West Berkshire Council on: 01635 42400.

DIRECTIONS

From Downer & Co.'s offices in Cheap Street continue northbound on the A339. At the Robin Hood roundabout take the second exit onto the A4 in the direction of Hungerford. At the next roundabout, by Waitrose, take the third exit onto the Oxford Road. Continue over the first mini-roundabout and at the second mini-roundabout take the first exit towards Wantage on the B4494. Just after six miles turn left into Brightwalton Holt and continue along Brightwalton Holt for one mile turning sharp left at the triangle. Belmont can be found on the left hand side after approximately 150 yards.

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

Belmont, The Green, Brightwalton, NEWBURY, RG20 7BH

Dwelling type: Detached house

Reference number: 8028-6623-9140-0979-3972

Date of assessment: 31 July 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 31 July 2018

Total floor area: 118 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:

£ 2,838

Over 3 years you could save

£ 1,017

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 225 over 3 years	<div>You could save £ 1,017 over 3 years</div>
Heating	£ 2,166 over 3 years	£ 1,362 over 3 years	
Hot Water	£ 381 over 3 years	£ 234 over 3 years	
Totals	£ 2,838	£ 1,821	

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

56

80

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 Internal or external wall insulation	£4,000 - £14,000	£ 696
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 129
3 Low energy lighting for all fixed outlets	£40	£ 60

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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Belmont

Approximate Gross Internal Area = 132.3 sq m / 1424 sq ft (Excluding Garage)

Kitchen/Dining Room
8.36 x 4.17
27'5 x 13'8

Utility Room

Sitting Room
5.56 x 4.70
18'3 x 15'5

IN

Up

Bedroom
4.14 x 3.53
13'7 x 11'7

Bedroom
3.61 x 3.02
11'10 x 9'11

Bedroom
3.71 x 3.45
12'2 x 11'4

Dn

Garage

(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

Illustration for identification purposes only. Not to scale
Ref: 215626

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