

Price £695,000



10 Hatch Close, Chapel Row  
RG7 6NZ





# 10 HATCH CLOSE, CHAPEL ROW

RG7 6NZ

A substantial detached family home set in approximately a quarter of an acre, located on a private drive with only two other properties. The house has been beautifully updated internally including a stunning refitted kitchen, along with refitted bathrooms and has the benefit of a large and private rear garden. The accommodation includes entrance hall, cloakroom, sitting room, garden room, family room, kitchen/breakfast room, utility room, master and guest bedrooms with en-suites, three further double bedrooms all with built in wardrobes, family bathroom, double integral garage with driveway and large private garden to rear.

## LOCATION

Chapel Row is a small village north east of Newbury with good links to mainline train stations in Pangbourne and Woolhampton as well as Jct 12 of the M4. It has a highly regarded public house, cafe and interior design shop as well as stunning countryside walks in the nearby Bucklebury Common. The major shopping centres of Reading and Newbury are easily accessible and there are local facilities in nearby Thatcham together with local stores in Woolhampton and Upper Bucklebury and a doctors practice within the village. There is a good selection of both private and state schools in the vicinity including both Woolhampton and Bucklebury C of E Primary schools.

## ACCOMMODATION

### Ground floor

Front door into spacious entrance hall with doors to all principal downstairs rooms together with stairs leading off to first floor landing. Off the entrance hall is a door to the integral garage and door to the refitted cloakroom with smart tiles and sanitary ware. Dual aspect living room with bay window to side and window overlooking the rear garden with feature open stone built fireplace. A concertina door leads into the garden room with two sets of patio doors leading out onto the garden. There is also access from the entrance hall to the front aspect family room/study. The stunning kitchen has been completely remodelled with a range of eye and low-level units with granite worktops, built-in full height fridge with separate freezer, space for Range cooker with extractor hood and built-in dishwasher. The kitchen is ideal for entertaining and dual aspect with bi-folding doors onto the rear garden with window to side. Off the kitchen is the utility room which has plumbing for washing machine, space for dryer, inset Belfast sink unit and understairs storage cupboard.

### First floor

The landing is split-level with the lovely large master bedroom having two large picture windows with south facing aspect coming off the first part of the stairs. The master has a range of built-in wardrobes with further built-in cupboard and smart refitted en-suite shower room. There are four further double bedrooms, all with built-in wardrobes, with the guest bedroom having a refitted en-suite. A refitted family bathroom with separate shower completes the accommodation.

## OUTSIDE

### Front of property

Double width driveway leading to double garage with metal up-and-over door, power and light connected and steps up into the entrance hall. The remainder of the garden has a small area laid to lawn and two tier patio with wooden balustrade surround. The property has side gated access down both sides to the rear. There is an additional parking area on the other side of the lane with a shed and small area laid to lawn.

### Rear garden

The rear garden is a lovely size and retains a high degree of privacy with mature trees to the boundary. There is a large patio area ideal for entertaining with decking adjacent to the property. The remainder is laid to lawn with hedge and tree boundaries with a vegetable patch down one side.

## SERVICES & COUNCIL TAX

Mains drainage, water and electricity are connected to the property. Central heating is by way of oil. The property is in Band G. Current charge for 2017-2018 is: £2,726.42. Telephone West Berkshire Council on: 01635 42400.

## DIRECTIONS

Leave Newbury via the A4 in the direction of Thatcham. Go straight over at the Hambridge Road crossroads and at the roundabout by the garden centre take the third exit off continuing on the A4 towards Thatcham. Proceed through Thatcham and once past the town centre on the right hand side turn left by the small chapel into Hartshill Road. Continue up to the roundabout continuing on Hartshill Road into the village of Upper Bucklebury. Go through the village of Upper Bucklebury and continue on the scenic road for some distance going through the woodland until entering the village of Chapel Row. Once in the village turn right just after The Blade Bone public house into Hatch Lane. No. 10 can be found up a shared driveway on the right hand side identified by a further Downer & Co. For Sale board.

## 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

10, Hatch Close, Chapel Row, READING, RG7 6NZ

Dwelling type: Detached house

Date of assessment: 14 July 2017

Date of certificate: 14 July 2017

Reference number: 8983-6023-6210-5144-6992

Type of assessment: RdSAP, existing dwelling

Total floor area: 224 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:

£ 3,720

Over 3 years you could save

£ 630

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 306 over 3 years	<div>You could save £ 630 over 3 years</div>
Heating	£ 2,913 over 3 years	£ 2,544 over 3 years	
Hot Water	£ 393 over 3 years	£ 240 over 3 years	
Totals	£ 3,720	£ 3,090	

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

62

73

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	£ 219	✓
2 Low energy lighting for all fixed outlets	£60	£ 93	
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](http://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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10 Hatch Close

Approximate Gross Internal Area = 260 sq m / 2810 sq ft (Including Garage)

Garden Room  
3.93 x 3.39  
12'11 x 11'1

Sitting Room  
6.07 x 4.62  
19'11 x 15'2

Family Room  
3.16 x 2.76  
10'4 x 9'1

Kitchen / Breakfast Room  
5.87 x 5.06  
19'3 x 16'7

Utility

Garage  
6.45 x 4.86  
21'2 x 15'11

Bedroom 3  
4.86 x 2.92  
15'11 x 9'7

Bedroom 4  
3.97 x 3.04  
13'0 x 10'0

Bedroom 2  
4.60 x 4.00  
15'1 x 13'1

Bedroom 5  
4.59 x 2.45  
15'1 x 8'0

Main Bedroom  
4.80 x 4.48  
15'9 x 14'8

Ground Floor

First Floor

Illustration for identification purposes only. Not to scale

Ref: 202269

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