

## Stable House – Kingstone Lisle Park



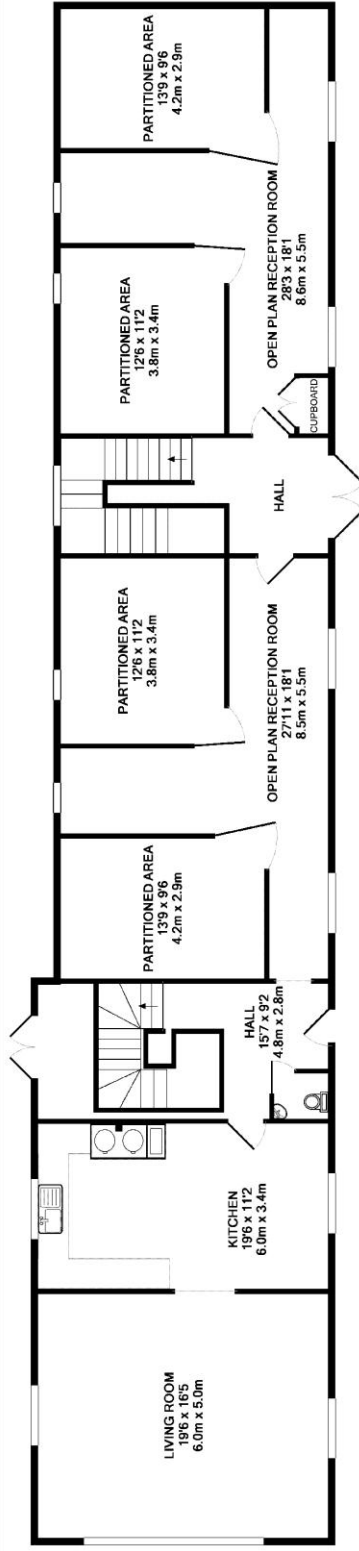
Council Tax Band: B  
Unfurnished

A magnificent traditional former stable block, situated in the grounds of Kingstone Lisle Park, built of limestone block with stone mullioned windows under a slate roof. It has many attractive features including a clock tower and weathervane.

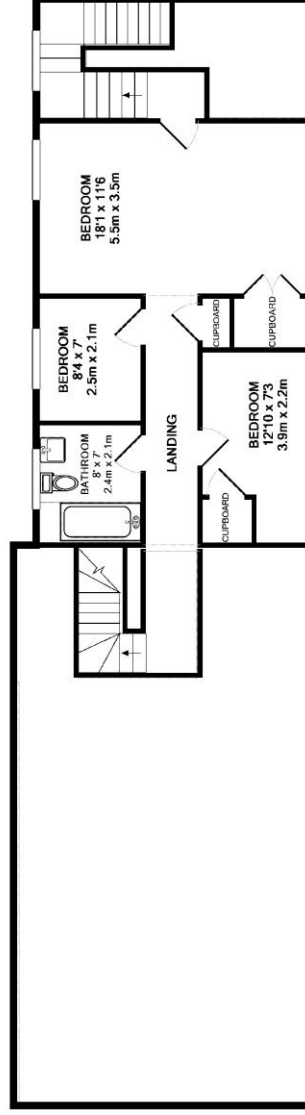
- Drawing room
- Kitchen
- Cloakroom
- 2 further reception rooms.
- 3 / 4 bedrooms
- Bathroom

Outside the property has parking for several vehicles, large walled garden and potting shed.

Well behaved pets welcome.



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 173.9 SQ.M.  
 (1872 SQ. FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 173.9 SQ.M.  
 (1872 SQ. FT.)

TOTAL APPROX. FLOOR AREA 235.6 SQ.M. (2536 SQ.FT.)

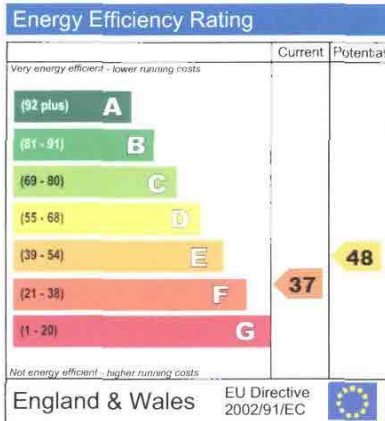
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, the architect does not accept any liability for errors or omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee can be given for their accuracy or availability.

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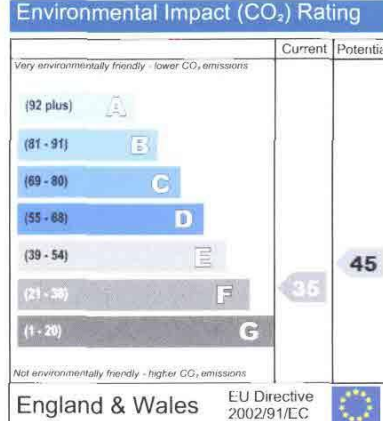
The Stable House  
Kingston Lisle Park  
Kingston Lisle  
WANTAGE  
OX12 9QQ

Dwelling type: Detached house  
Date of assessment: 21 January 2009  
Date of certificate: 24 January 2009  
Reference number: 8771-6929-5990-8669-4022  
Total floor area: 229 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	313 kWh/m <sup>2</sup> per year	249 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	15 tonnes per year	12 tonnes per year
Lighting	£249 per year	£124 per year
Heating	£1995 per year	£1668 per year
Hot water	£293 per year	£223 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)