



DOWNER & CO

TRUSTED SINCE 1988

16 Penwood Heights, Highclere RG20 9EY
Price: £665,000

Features.



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Description.

A greatly improved and extended four bedroom detached home tucked away in a quiet corner of this leafy close backing directly onto woodland. Located on the south side of Newbury with ideal access for the A34 the property has been subject to numerous improvements in recent years including a great entertaining kitchen/diner, wood burner in the living room, and new bathrooms.

The accommodation includes entrance porch, hallway, downstairs shower room, living room, stunning kitchen/diner with bi-fold doors to garden with snug/family room and study adjoining, utility room, four bedrooms - all with built in wardrobes/cupboards, stunning family bathroom, tandem garage with long driveway and garden to front with a lovely mature garden backing onto the woodland at the rear.

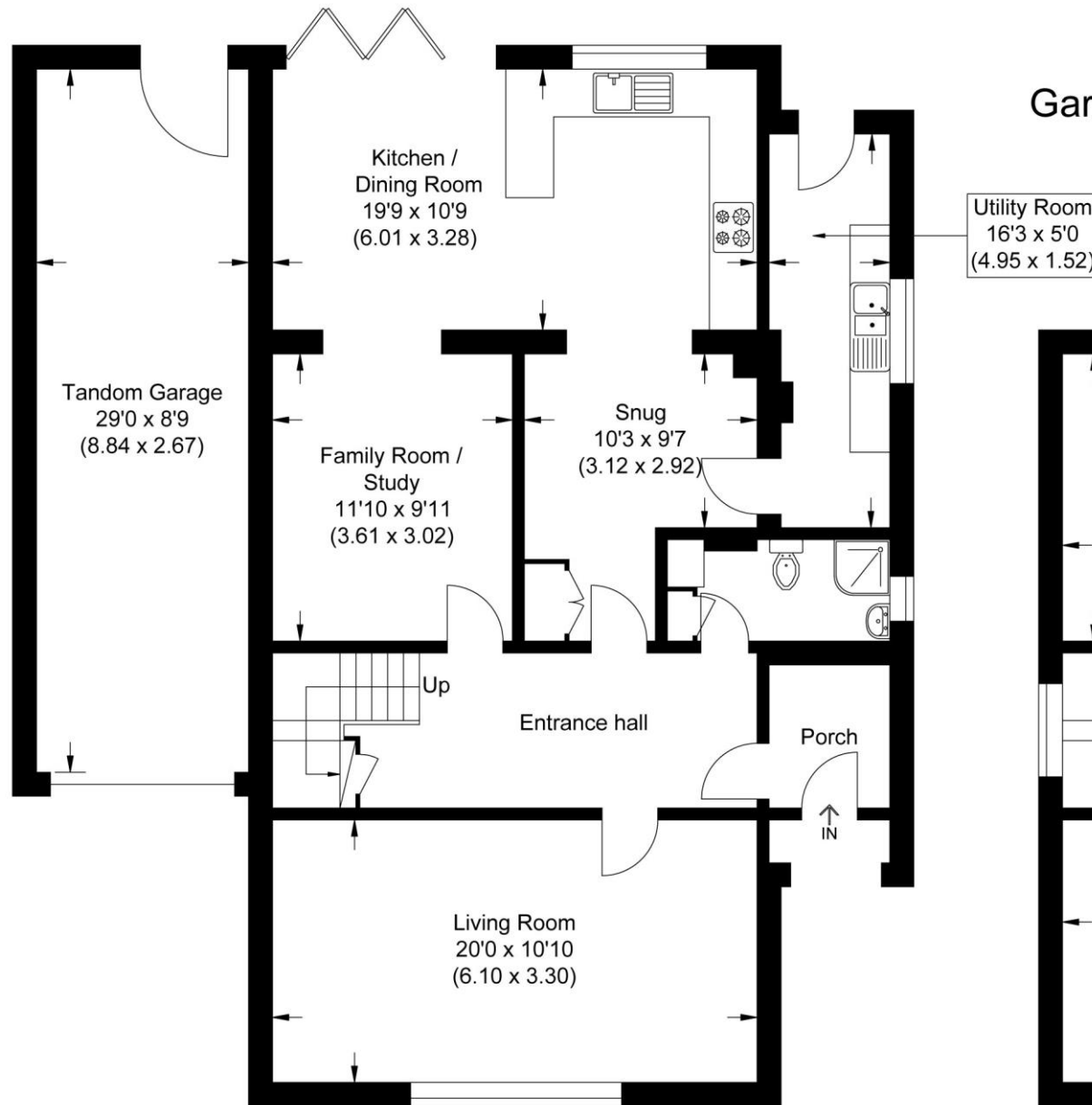


Location.

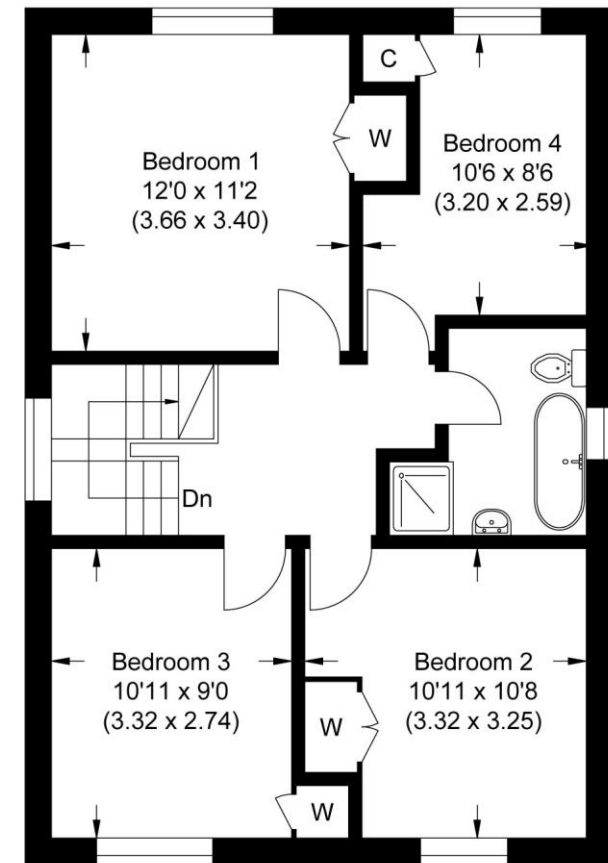
Penwood Heights is located in the hamlet of Penwood, close to the popular villages of Woolton Hill & Highclere, a few miles due south of Newbury. It offers a local convenience store, with Woolton Hill offering further amenities including shop with post office, public house and renowned infant/primary schools. It is surrounded by beautiful rolling countryside and offers many fantastic walks through the nearby Chase. The nearby A34 offers easy access to the M4 and the South.



Approximate Gross Internal Area
 148.89 sq m / 1602.63 sq ft
 (Excludes Garage)
 Garage Area 23.60 sq m / 254.02 sq ft



Ground Floor




First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. 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.

EPC: D

COUNCIL TAX BAND: F
2025/2026: £3,110.12.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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