



**DOWNER & CO**

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**18 Penwood Heights, Highclere, RG20 9EY**  
**Price: £675,000**



## Features.



## NO ONWARD CHAIN

## Description.

Backing onto the woods in a small cul-de-sac is an extended four bedroom home that would benefit from some general updating allowing the new owners to put their mark on it. The property has had a clever double story extension that has created a large kitchen/dining room and fabulous master bedroom with dressing area and en-suite. Locally there are schools, shop, post office stores, pub, miles of public footpaths, garden centre and walks through The Chase and Great Pen Wood.

The spacious accommodation consists of entrance hall, kitchen/dining room, utility, study, living room, snug, downstairs wet room, great sized master bedroom, en-suite, three further double bedrooms and family bathroom. Benefits include double tandem garage, oil fired central heating, upvc double glazing and driveway parking.





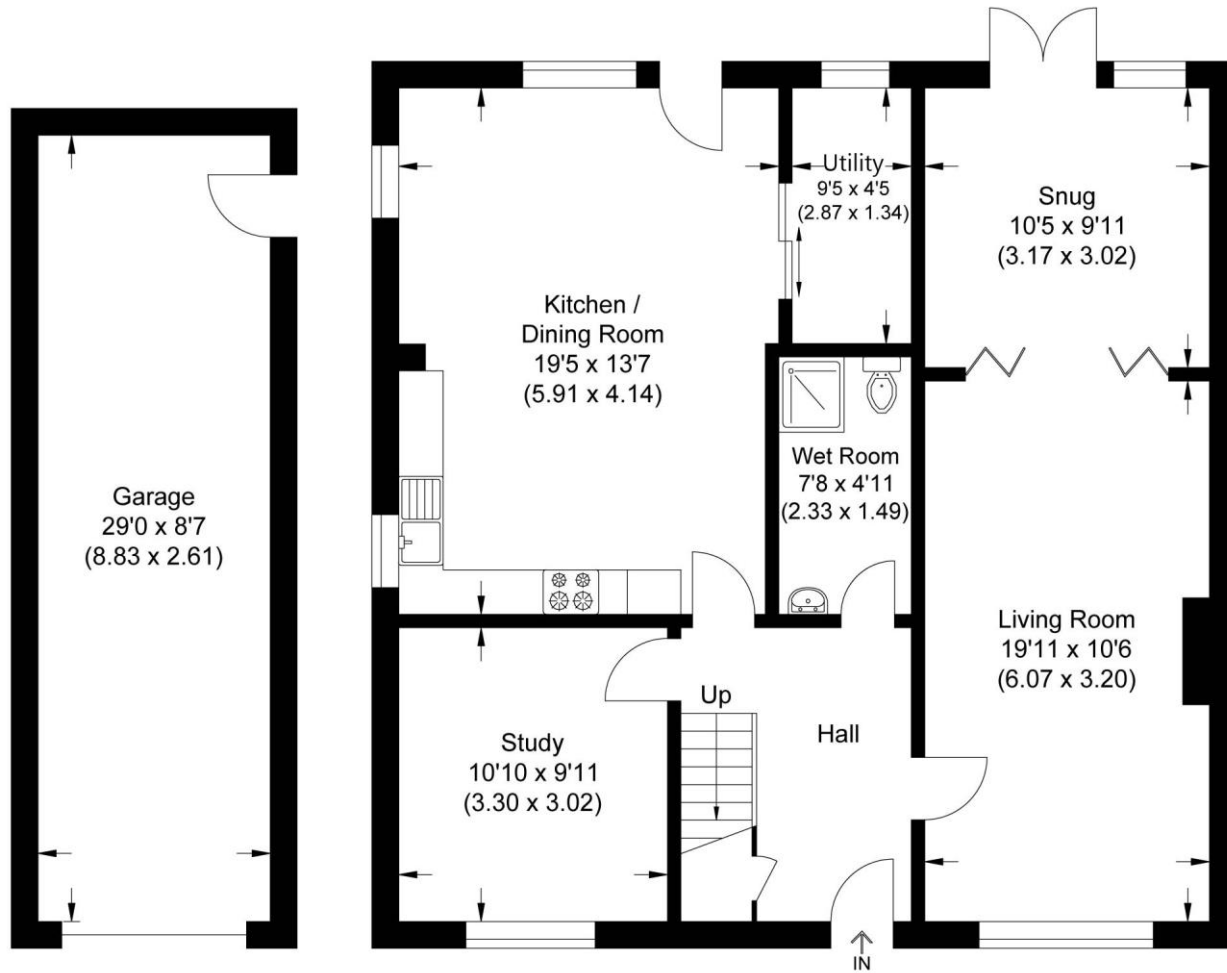
## Location.

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.

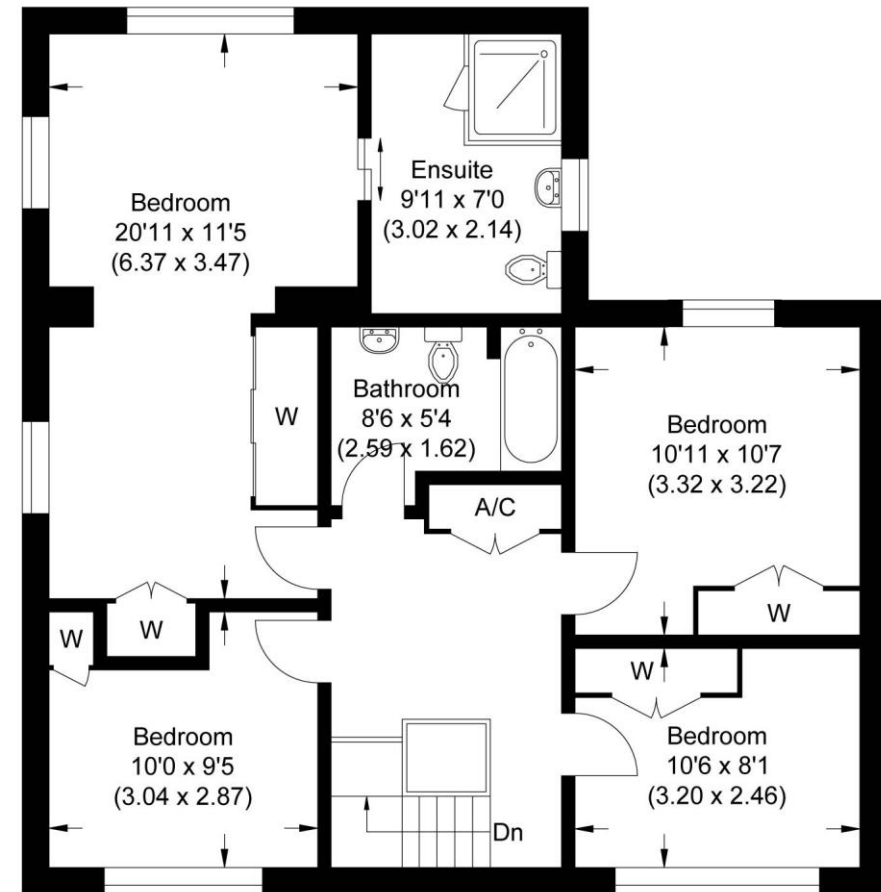




Approximate Gross Internal Area  
159.52 sq m / 1717.05 sq ft  
(Excludes Garage)  
Garage Area 23.05 sq m / 248.10 sq ft



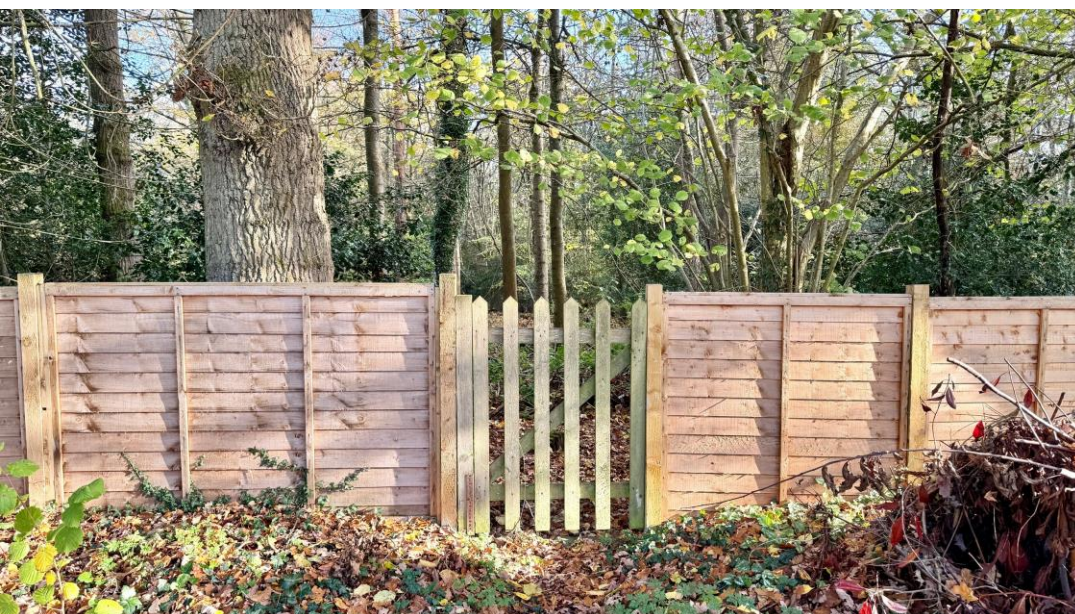
Ground Floor




First Floor

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





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>		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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