

**OAK LODGE
HIGHCLERE**



Russell Marshall
Estate Agents

Oak Lodge

Church Lane, Highclere, Newbury, Hampshire, RG20 9RG

Guide Price £850,000

Approximately 5 Miles to Newbury
Railway Station

Approximately 1.7 Miles to the A34

Approximately 9 Miles to M4 J13

- Freehold
- Detached Bungalow
- Prime Village Location
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Study
- Cloakroom/W.C.
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Double Garage
- Wide Driveway
- Wonderful Garden
- Backing Onto Paddock Land
- Lovely Views



Situation

The property is located in the popular village of Highclere on the Hampshire/Berkshire border. Highclere is a thriving village with an active community, two popular pubs/restaurants, a beautiful church and excellent local schools. Highclere is home of the famous 'Downton Abbey' series, better known as Highclere Castle holding annual and seasonal events, well renowned for its ancient Egyptian collection. The nearby town of Newbury offers extensive shopping, leisure facilities and mainline railway station. Access to the national road network is very good via the A34 which links with the M4 and A303.



The Property

A beautifully presented detached Bungalow occupying a wonderful position with glorious views over open paddock land at the rear.

This lovely home offers well designed accommodation including a comfortable Sitting room with a feature fireplace and a bright and airy Kitchen/Dining room with French doors leading out to the garden. The Kitchen itself includes sleek gloss finish units complimented by quartz work surfaces and integrated appliances. Just off the Kitchen there is a useful Utility/Boot room.

The Study and a Cloakroom complete the main living accommodation.

The property boasts four generous sized Bedrooms served by high quality en-suite and family Bathroom facilities.

Double glazing and oil fired central heating are the finishing touch to this very special home.









Outside

The jewel in the crown of this special home is the delightful garden and grounds.

To the front a large gravel driveway leads to the double width garage with power and light.

To the rear the garden includes expansive lawns interspersed with mature shrubs and plants and an apple blossom tree. Within the gardens there are two patio areas and a raised deck ideal for outdoor entertaining. A former stable now serves as a useful store shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Services

Mains Water & Drainage
Mains Electricity
Oil Fired Central Heating

Council Tax Band: F

What 3 Words Location: ///encourage.pins.lightbulb

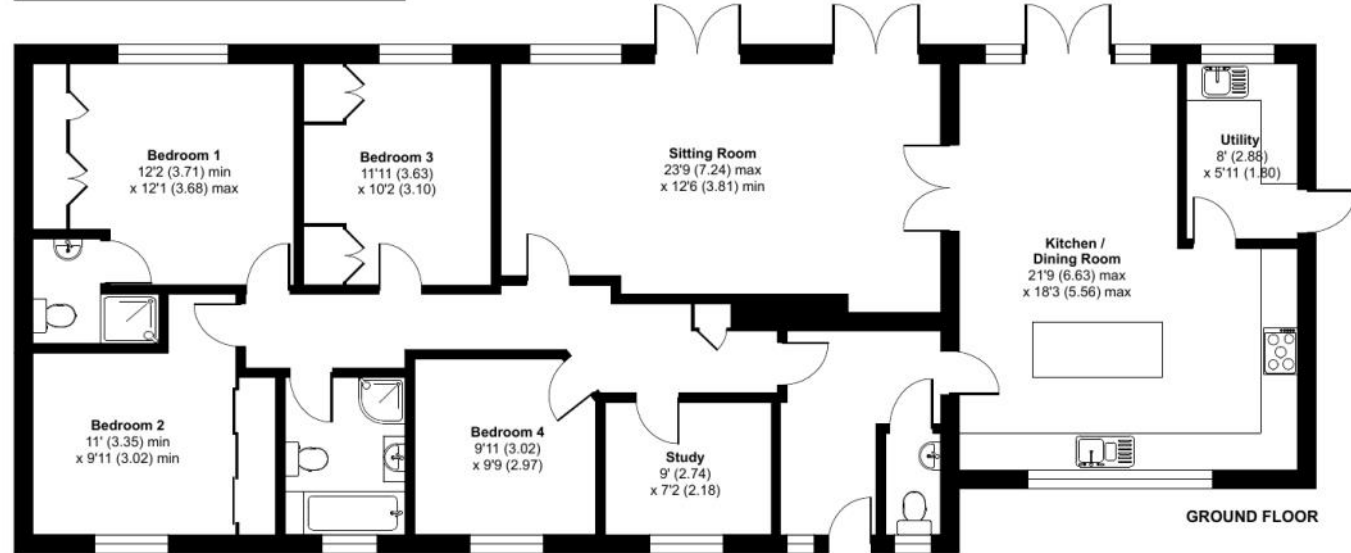
Church Lane, Highclere, Newbury, RG20

Approximate Area = 1679 sq ft / 155.9 sq m

Garage = 361 sq ft / 33.5 sq m

Total = 2040 sq ft / 189.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Russel Marshall. REF: 1265363



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