

The Old School House, Highclere, Hampshire







A **beautifully presented** country house overlooking stunning gardens and grounds adjacent to the historic Highclere Castle Estate.

Summary of accommodation

Ground Floor: Entrance hall | Great hall/drawing room | Sitting room | Study | Dining room | Family/cinema room | Kitchen/breakfast room with utility room and larder | Shower room and cloakroom

First Floor: Principal bedroom with dressing room and adjoining bathroom | Four further bedrooms | Two further bathrooms (one adjoining)
Two further shower rooms (one adjoining)

Cottage: Sitting/dining room | Kitchen | Cloakroom | Double bedroom | Shower room

Outside: Lake | Tennis Court | Stabling and machinery stores | Paddock/pastureland | Woodland | Beautifully landscaped garden and grounds

In all approximately 17.48 acres

Distances

Newbury 5 miles (London Paddington from 46 minutes), Whitchurch 7 miles (London Waterloo from 65 minutes)

Hungerford 9 miles, Andover 11 miles, London 65 miles

(All distances and times are approximate)



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Situation

Within the village of Highclere is the parish church of St Michael and All Angels, a flourishing village hall, private junior prep school, Thorngrove and The Red House pub. Further afield is The Yew Tree public house and restaurant, which is presently undergoing refurbishment, being a 17th century roadside pub and former coaching inn.

The village lies in the northern part of the county, near the Berkshire border and is most famous for being the location of Highclere Castle, a noted Victorian house of the Earl of Carnarvon.

Day-to-day amenities can be found in Woolton Hill and Ball Hill with the historic market towns of Newbury and Hungerford being nearby for an extensive range of shops, restaurants, boutiques and supermarkets.

The property is also well located for easy connections to the motorway network including A34 (3 miles) which in turn links to the M4 and M3, providing easy access to London or the West Country.





Southampton Airport is a 35-minute drive (40 miles) and Heathrow Airport is a 50 minute drive (45 miles).

There is direct train service running from Newbury (5 miles) to London Paddington taking from 46 minutes. There is also a fast and regular service from Whitchurch (7 miles) to London Waterloo taking from 65 minutes.

The area also has access to an extensive number of footpaths and bridleways.

Schooling is well respected within the area including Thorngrove, Brockhurst and Marlston House, Cheam, Downe House, Elstree, Farleigh, Horris Hill, St Bartholomew's and St Gabriel's. Within approximately a 35-minute drive are Marlborough College, Radley College, Abingdon School, St Swithun's and Winchester College.

The Old School House

The property is approached over a gravel driveway with wonderful views over the immaculate landscape gardens, together with the lake, pasture and native trees beyond. Off the outer hall is the sitting room with dual aspect and French doors onto the south-facing terrace, opposite which is a fully fitted study and beyond this is the great hall/drawing room with a full double-height window facing south overlooking the gardens, lake and grounds.









Beyond the drawing room is a well-appointed dining room with parquet floor and a circular wine cellar with a glass electronic trap door lid. From this room is the beautifully presented kitchen/breakfast room with top quality Poggenpohl units with Gaggenau appliances, parquet flooring and a breakfast area to one end.

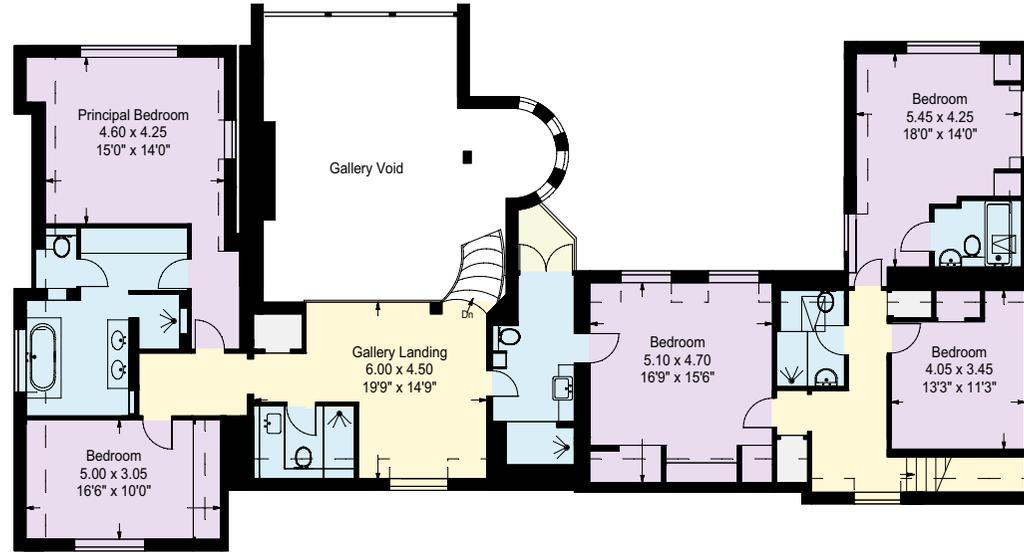
Over the first floor, approached off the great hall/drawing room, are five bedrooms with five bathrooms/shower rooms all offered in immaculate condition with the majority having open southerly views over the beautifully landscaped gardens and grounds.



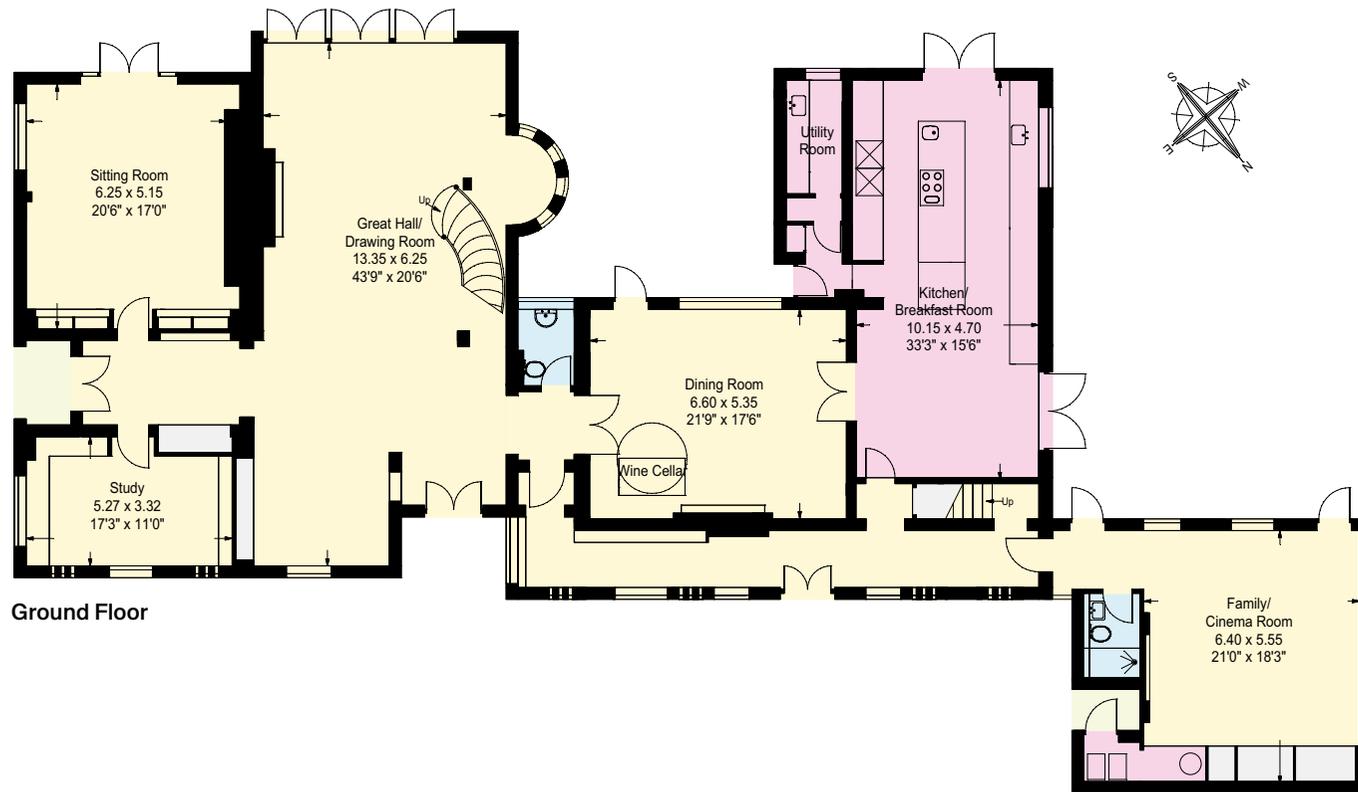


**Approximate Gross Internal Floor Area
House: 501 sqm or 5393 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

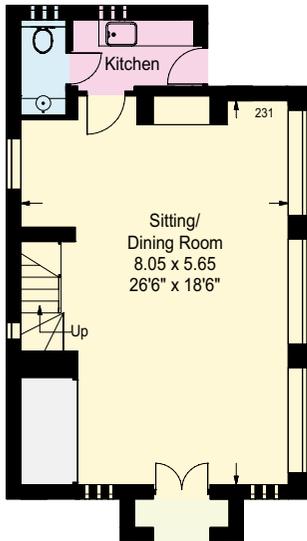
The Cottage and Outbuildings

The brick-built garage has been replaced by a stylish 1,030 sq ft cottage comprising of a kitchen, sitting/dining room and cloakroom downstairs with a large double bedroom and shower room upstairs.

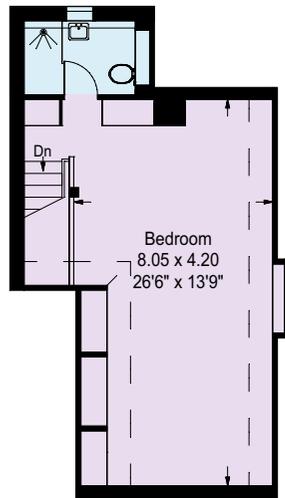
In addition, and across this quiet lane, are the paddocks and pasture, machinery stores and a brick-built three stall stable block.

Approximate Gross Internal Floor Area Cottage: 84 sq m or 904 sq ft

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Ground Floor



First Floor





Garden and Grounds

These have been meticulously created to the highest degree and hugely compliment the property. There is a large south-facing terrace running along the entire rear of the property which in turn leads on to the beautifully manicured lawns and herbaceous borders which lead you down to the lake, tennis court and woodlands walks beyond.

These majestic gardens and grounds offer privacy and solitude, and one feels very close to nature.









Services

Mains water, electricity and private drainage. AGA and central heating run on oil. Broadband Speed:

Directions

Postcode: RG20 9RH

What3words: ///royally.disengage.inherits

Fixtures and Fittings

All fitted carpets are included in the freehold sale. All other items including curtains, light fitting, estate equipment etc are excluded from the sale. However, some may be available by separate negotiation.

Viewings

All viewings must be made strictly by prior appointment through Knight Frank LLP.

Property information

Tenure: Freehold

Local Authority: Basingstoke and Deane Council: 01256 844844

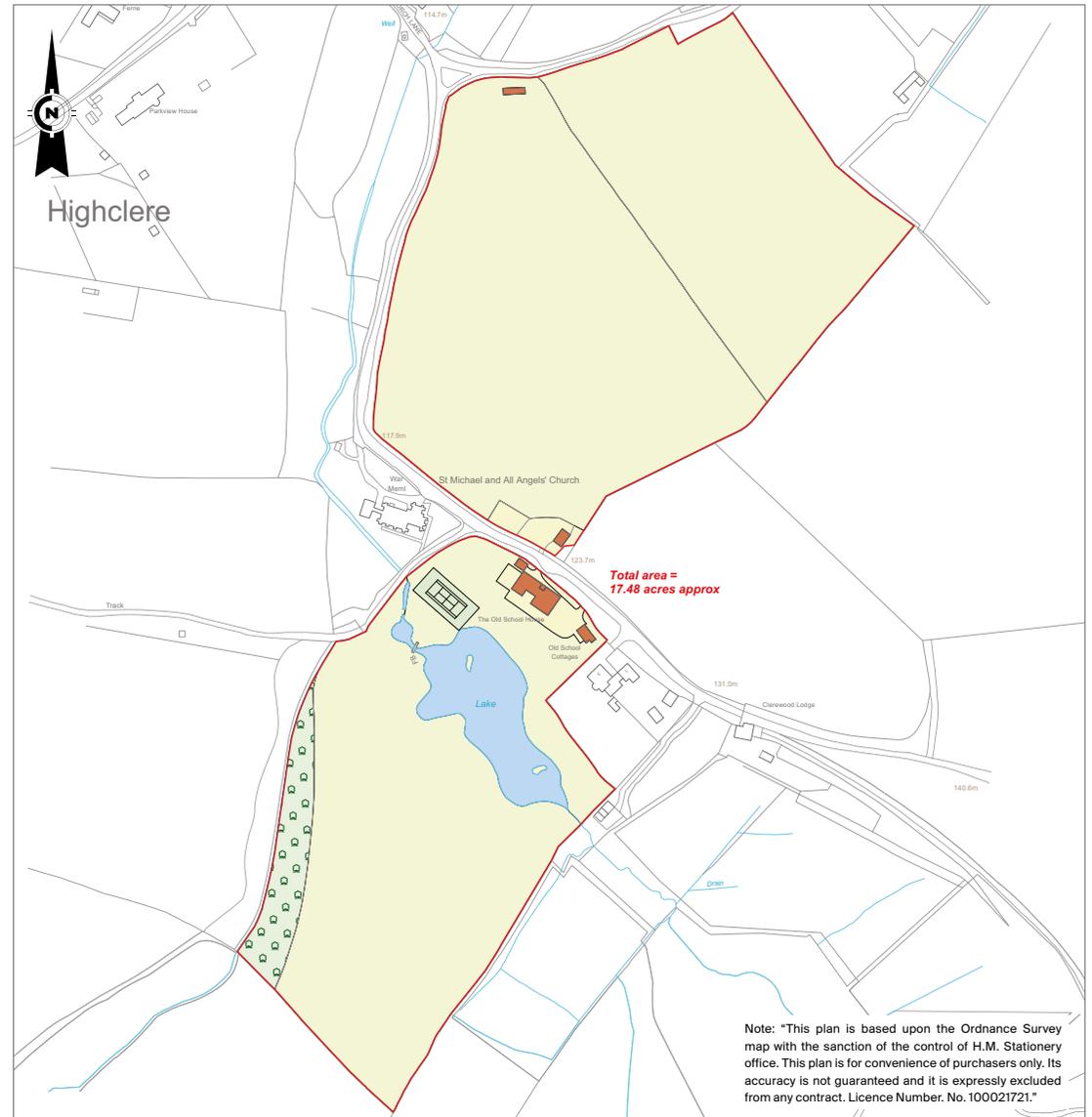
Council Tax:

House: Band H

EPC Rating:

House: E

Cottage: D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated July 2024.

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