



DOWNER & CO

TRUSTED SINCE 1988

Leacroft, Mount Road, Highclere RG20 9QY
Price: £775,000

Features.



NO ONWARD CHAIN

Description.

A substantial four double bedroom detached family home with a wonderful outlook to the rear over fields in the highly sought after village of Highclere. The house has been extended and measures nearly 2,500 sq.ft. of living space arranged over two floors with a blend of character including two wood burners as well as a superb open plan kitchen/diner with vaulted ceiling and Aga.

The accommodation includes entrance hall, spacious living room, study, snug, garden room, cloakroom/utility room, separate shower room, kitchen/diner and two double bedrooms to the ground floor. First floor there is a dual aspect master bedroom with en-suite bathroom with separate shower, walk through dressing room with built-in wardrobes and further double bedroom. Outside offers a decent sized split level rear garden with raised patio and decking area backing directly onto fields with woodland beyond and to the front, a gravel driveway for numerous vehicles.



Location.

Highclere is a highly regarded village located to the south of Newbury surrounded by beautiful rolling countryside including Highclere Park, home to Highclere Castle aka Downton Abbey. The village offers amenities including Thorngrove Prep School and The Red House public house, further amenities are available in the neighbouring village of Woolton Hill include a primary school, village shop with post office, public house and doctor's surgery. The nearby Andover Road/A34 junction offers easy access to the M3 to the south and the M4 to the North.

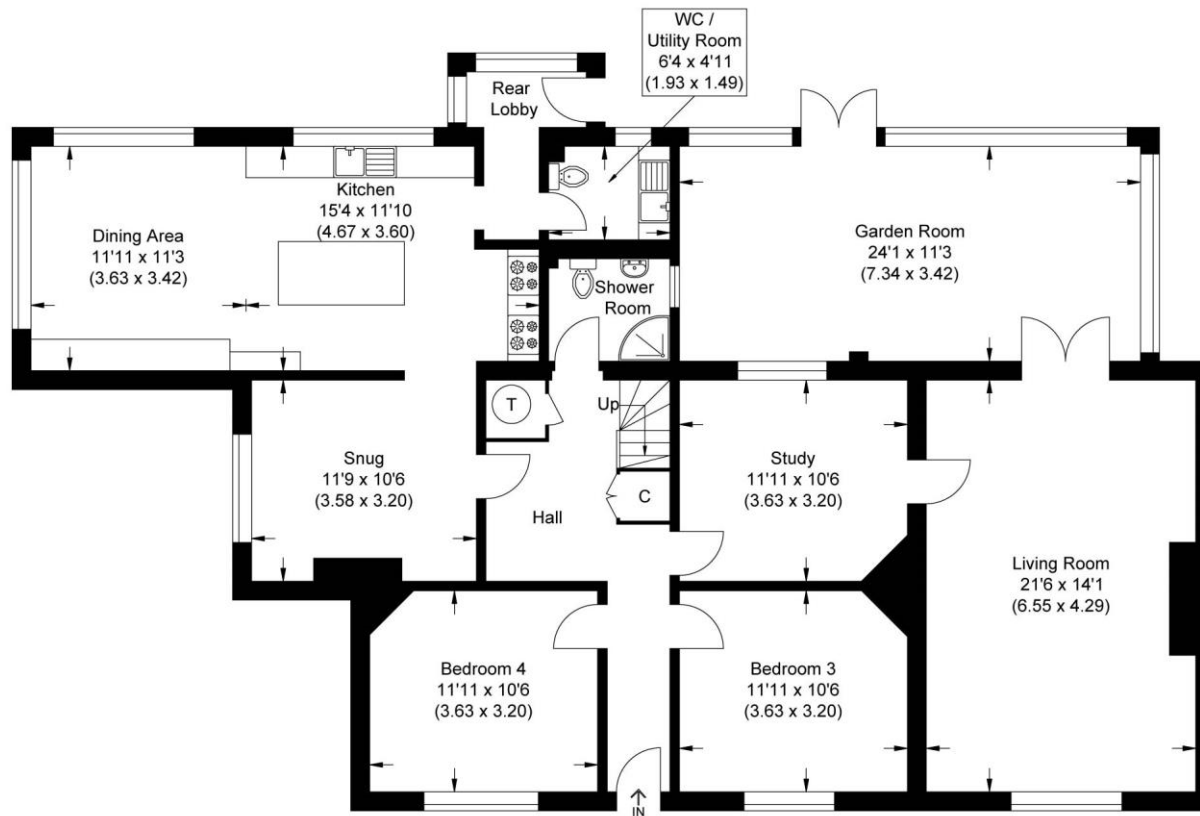




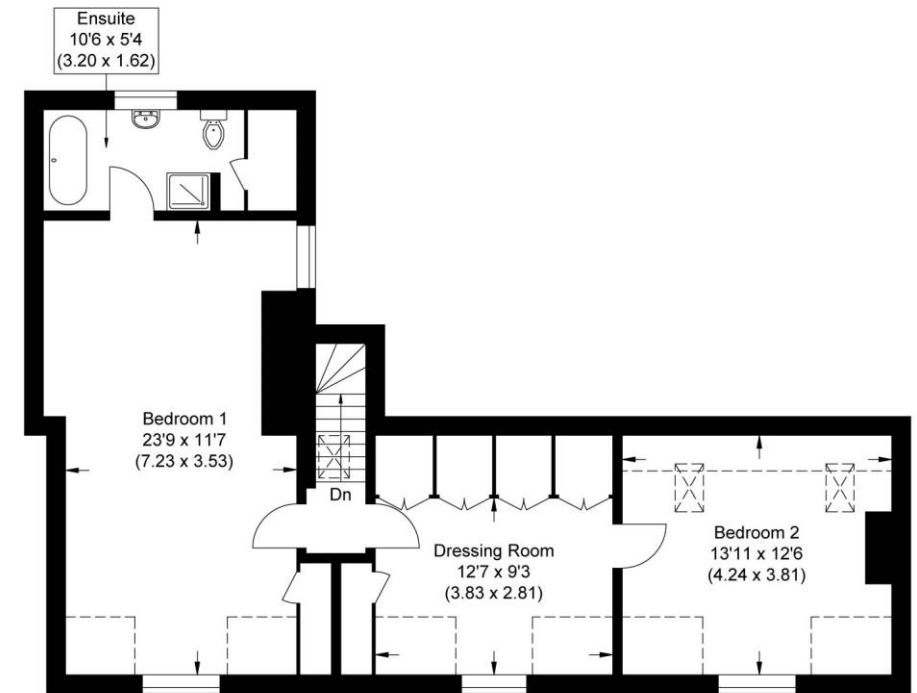


Approximate Gross Internal Area
232.06 sq m / 2497.87 sq ft

[Dashed Box] = Restricted Head Height



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) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient – higher running costs</i> | | |
| 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: E

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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk