

**6 WHEELWRIGHTS
HIGHCLERE**



6 Wheelwrights

Highclere, Newbury, Hampshire, RG20 9QW

£525,000

Approximately 4.6 Miles to Newbury
Railway Station

Approximately 8.4 Miles to M4

Approximately 1.6 Miles to A34

- Freehold
- End Terrace House
- Three Floors
- Entrance Hall
- Cloakroom/W.C.
- Fabulous Kitchen
- Living/Dining Room
- Four Bedrooms
- Two En-Suite Shower
Rooms
- Family Bathroom
- Lovely Garden
- Double Width driveway /
Two Parking Spaces
- Prime Location in a quiet
Residential Cul-De-Sac
- Oil Fired Central Heating
- Double Glazing
- Underfloor Heating
- In accordance with the Estate
agents act 1979 we hereby
declare that the vendor is a
connected person / relative of
a member of our staff.



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 A 303.



The Property

An immaculately presented modern house situated in a quiet cul-de-sac in the heart of this most sought after village.

This lovely home offers well designed living accommodation arranged over three floors.

On the ground floor there is a superbly fitted Kitchen with sleek work surfaces and gloss finish cabinets complimented by integrated appliances.

There is also a bright and airy Living/Dining room with a large Bay window and French doors leading out to the garden. A Cloakroom/W.C. completes the ground floor and stairs rise to the first floor where there are three generously proportioned Bedrooms served by en suite and family Bathroom facilities.

A further staircase rises to the principal Bedroom which occupies the entire top floor and boasts a stylish en suite shower room.

Subtle décor tones and high quality carpets and floor coverings add to the appeal of this very special home.

Outside

At the front of the house there is a neatly landscaped garden with established shrubs and plants. Directly opposite the house there are two private parking spaces.

To the rear of the house there is a delightful garden which includes a paved patio and outdoor entertaining area leading to a neatly tended lawn flanked by well stocked flower and shrub borders. At the far end of the garden there is a further patio area beside a small stream. Side access gate









Approximate Area = 106.6 sq m / 1147 sq ft



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Services

- Mains Water & Drainage
- Oil Fired Central Heating
- Mains Electricity

Council Tax Band: E

What 3 Words Location: ///deciding.emulated.goal

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