



KEELS BARN  
HIGHCLERE

HardingGreen

*A wonderful family home set in beautiful private gardens and grounds of approximately 1 acre in this sought-after location within the village of Highclere.*





## Accommodation

### Ground Floor

- Entrance hall with Storage
- Shaker Style Kitchen/Breakfast room
- Larder
- Drawing Room with views across garden and Log Burner
- Two further reception rooms
- Study
- Two W.C.'s
- Utility Room
- Access to garden from all rooms

### First Floor

- Principal bedroom with built in wardrobes, dressing room and Ensuite including separate bath and open shower
- 3 further double bedrooms
- Family Shower room
- Open Landing space

### Garden & Grounds

- Set within just under 1 Acre
- Sweeping Driveway
- Double Carport with Storage room above
- Mainly laid to lawn landscaped Garden
- Two seating terraces
- Workshop
- Garden Storage





Dating back to 1957, Keels Barn offers an impressive family home.

Spanning over 3300 square feet internally its spacious interiors offer the ultimate in versatile accommodation.



The heart of the home is the stunning open-plan kitchen and dining area designed for both everyday living and entertaining. With access directly out on to the garden.



The drawing room, drenched in natural light from four expansive windows, boasts an log burner and French doors that lead out to the rear terrace, offering picturesque views of the garden. Similarly, the dining room also features French doors to the terrace, creating an ideal atmosphere for seamless indoor-outdoor entertaining.



The study transitions effortlessly into a garden room framed by oak, which was thoughtfully added in 2010. This space provides year-round enjoyment of the beautiful surrounding views.



Furthermore, the ground floor is completed with two W.C.s, a larder, a playroom, and a utility room.



The principal bedroom suite located upstairs offers the indulgence of a private en suite bathroom and a dressing room.



Three additional bedrooms are enhanced by a stylish family bathroom, all accessible from the spacious landing area.



Accessed through a charming five-bar gate, a lovely driveway leads you to the carport, with the house beautifully encircled by gardens that envelop the entire property.



Primarily featuring a lush lawn, these landscaped grounds also boast a distinct brick-built workshop and garden storage





### ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and drainage, electricity, oil fired central heating

Local Authority: Basingstoke & Deane

Council Tax: Band G - £3766.41 - 2026

EPC: E (Some Electric lighting has been updated since EPC done)



Planning Note: In January 2022, permission was granted (Ref: 21/01737/HSE) to replace the roof and create additional first-floor accommodation, alongside a replacement garage with cart lodge, garden/bike store, home office and annexe accommodation, plus a barn to form a wellbeing space. This consent has now lapsed.





## *Location*

Edgewood is nestled in the heart of the North Wessex Downs, designated a National Landscape. This tranquil location offers a quintessential English countryside experience while remaining well-connected to nearby towns and London.

### **Train:**

- Newbury to London Paddington, approximately 45 minutes.
- Whitchurch to London Waterloo, approximately 55 minutes.

### **Road:**

- Highclere to Central London via M4, approximately 1 hour 15 minutes.
- Easy access to the M4 and A34.

### **Schools:**

- Independent: Thorngrove (walking Distance) Cheam, Horris Hill & St Gabriel's.
- State: St Martin's East End, St Thomas' Woolton Hill

### **Shopping:**

- A range of options in nearby towns, including Newbury, Basingstoke, and Winchester.

### **Fitness & Wellness:**

- David Lloyd, Donnington Valley Spa, Newbury Leisure Centre, and various local gyms.

### **Golf:**

- Donnington Grove Golf Club, Newbury & Crookham Golf Club, and Deanwood Park Golf Club.

### **Leisure:**

- Highclere Castle, the setting for Downton Abbey, is on your doorstep.
- Explore the vast walking trails and stunning scenery of the North Wessex Downs.



## History

In the Hampshire village of Highclere

Highclere is a village with a history as deep-rooted as the ancient woodlands that surround it. While many know it for the famous castle that shares its name, the village itself was a significant settlement long before the current Victorian mansion was built.

The name Highclere is Saxon in origin, and a settlement here was recorded in the Domesday Book of 1086, highlighting its long-established place in the English landscape.

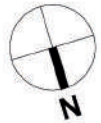
The village's history is further reflected in its parish church, St Michael and All Angels. The present building dates to the 1870s, but it replaced an older church that had stood on the same site for centuries.

This enduring legacy, with its ancient roots and documented history, underscores Highclere's place within a community rich in heritage.



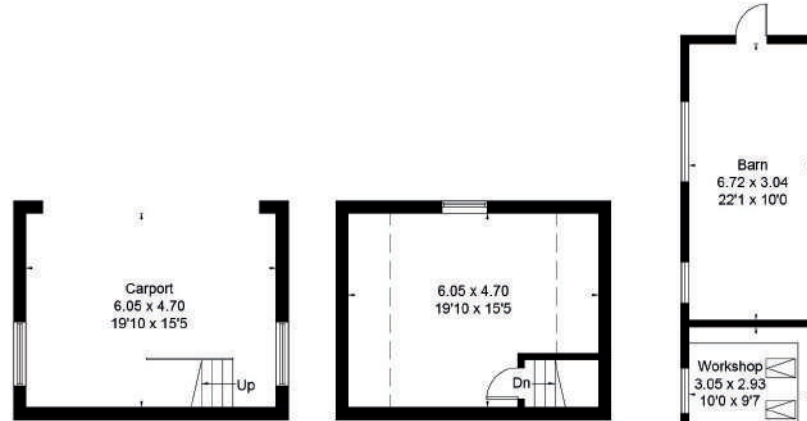


Approximate Floor Area = 309.8 sq m / 3335 sq ft (Excluding Void)  
 Carport = 28.4 sq m / 306 sq ft  
 Barn / Workshop = 29.9 sq m / 322 sq ft  
 Total = 368.1 sq m / 3963 sq ft  
 Including Limited Use Area (4.6 sq m / 108 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		65
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

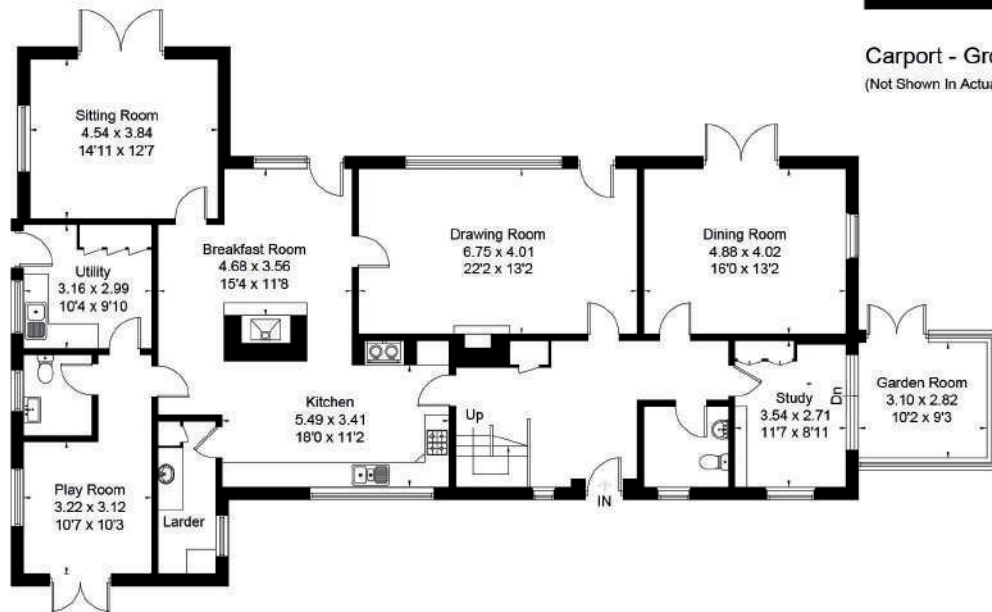
= Reduced head height below 1.0m



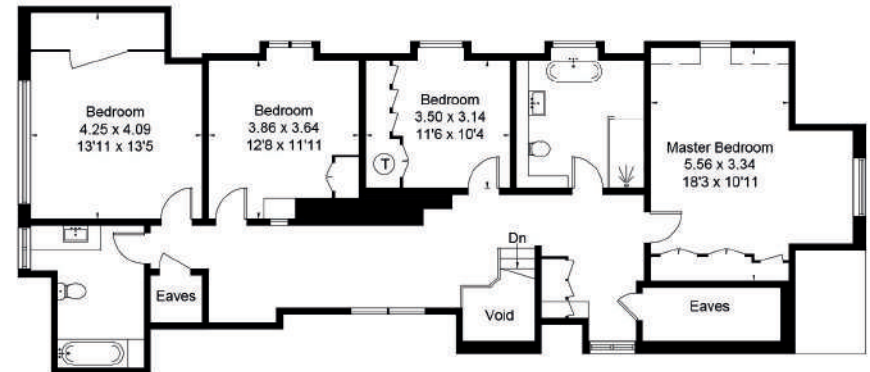
Carport - Ground Floor  
 (Not Shown In Actual Location / Orientation)

Carport - First Floor  
 Area = 28.4 sq m / 306 sq ft  
 (Limited Use Area = 9.4 sq m / 101 sq ft)

(Not Shown In Actual Location / Orientation)



Ground Floor  
 Area = 188.2 sq m / 2026 sq ft  
 (Limited Use Area = 2.8 sq m / 30 sq ft)



First Floor  
 Area = 121.6 sq m / 1309 sq ft  
 (Limited Use Area = 1.8 sq m / 19 sq ft)

Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. Some Pictures have been digitally altered, please ask more more information

# HardingGreen



---

**David Morrey**

Hampshire and West  
Berkshire

**07973 941 198**

[david.morrey@hardinggreen.com](mailto:david.morrey@hardinggreen.com)

**Natasha Morrey**

Hampshire and West  
Berkshire

**07816 433 020**

[natasha.morrey@hardinggreen.com](mailto:natasha.morrey@hardinggreen.com)

---