



HOLLY COTTAGE
NEWTOWN COMMON

HardingGreen

*An Elegantly Restored Grade II Listed Home of Exceptional Craftsmanship
with separate annexe, set within 1.2 Acres of Private Grounds.*





Accommodation

Ground Floor

- Custom built NEPTUNE Kitchen
 - Electric AGA Oven
 - Stylish Liebherr under counter fridges
 - Larder Unit
 - Quooker Tap
 - Kitchen Island with Quartz worktop
- Open Fire in Kitchen and Reception room with Log burner
- Dining Room with additional storage
- Bespoke paneled W.C.
- Lumi-Plugin lighting with interlinked fire alarms throughout

First Floor

- Principal Suite with luxurious, spa-style en-suite together with a large soaking tub with shower above and a dual vanity
- Two Further Double Bedrooms
- Contemporary Shower Room
- Historic listed staircase

Annexe

- Featuring a full-sized kitchen and a spacious open-plan living area, ideal for guests or multi-generational living
- Complete with double bedroom, built in wardrobes and ensuite

Garden & Grounds

- Set in approx 1.2Ac
- Gravel Driveway with parking for multiple cars
- Front patio, Side and rear terrace , ensuring sun all day long.
- Victorian Glasshouse with design led Kitchen Gardens
- Adjoining fenced Paddock
- Detached Barn/Workshop
- Log Store



Nestled within 1.2 acres of idyllic private grounds, this stunning Grade II listed home is a masterclass in "quiet luxury," seamlessly blending historic character with a high-specification interior.



The heart of the home is the stunning kitchen designed by Neptune Kitchens for both everyday living and entertaining, completed with an open fireplace

The sitting room invites you to unwind under historic beams, featuring a magnificent exposed-brick inglenook fireplace housing a powerful log burner



A formal dining area, complete with bespoke storage and an integrated drinks fridge, provides the perfect setting for hosting.



Ascending the culturally significant Grade listed staircase, the first floor reveals a collection of beautifully appointed bedrooms set beneath vaulted ceilings and ancient arched timbers.



The Principal Suite is a luxurious retreat. Accompanied by a lavish en-suite bathroom that rivals a boutique hotel, featuring a spectacular freestanding double-ended roll-top bath with traditional chrome shower fittings, complemented by a bespoke pale-wood double vanity unit



The additional double bedrooms are styled with impeccable flair. Characterised by charming sloping ceilings and a tangible sense of history.



These rooms are flooded with natural light, offering ample space for family or guests to retreat into their own private corners of the cottage.



Throughout the upper floor, the historic timber framing is subtly celebrated, maintaining the cottage's soulful character while providing modern clarity and comfort.



“From the moment we first saw Holly Cottage, we knew it was home. We love how Holly embraces every season: cosy autumns and winters with big fires, Aga cooking, and woodland walks; then spring and summer in the garden, growing vegetables, collecting eggs (often chased by chickens), sharing outdoor meals, and enjoying long, lazy days on the terrace. Life at Holly has always been a joy to wake up to, never taken for granted. It’s been a true privilege, an adventure filled with love and lasting memories.”

Mr & Mrs Ward - Current Custodians to Holly Cottage





A large, sun-drenched paved front patio and rear terraces serve as the transition between the home and the wilder beauty of the grounds. It is an exceptional spot for large-scale summer entertaining or a quiet morning coffee,



A large, neat lawn leads off from the back porch down to the paddock and annexe, and features a big apple tree as its centrepiece.



A remarkable addition to this home is the fully self-contained one-bedroom annexe. Wrapped in a rustic, timber-clad exterior, this lodge provides exceptional versatility. Inside, it boasts its own modern, fully equipped kitchen, a bright dining and living area heated by a tall contemporary log burner, and a spacious double bedroom. It is the ultimate space for multi-generational living, a luxury guest suite, or a premium home office.





To the rear of the property there is a fenced paddock, currently occupied by chickens, it is an ideal space for a pony or other small livestock along with a Grade II listed barn, ideal as a workshop (Shepherds hut by separate negotiation)



Planning previously granted by Basingstoke & Deane for a Single Storey rear Extension 21/01851/LBC and also for Stable Block 18/03700/HSE Both have now lapsed.





ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity with then private drainage and oil fired central heating

Local Authority: Basingstoke & Deane

Council Tax: Band F - £3301.40 2026

EPC: N/A Grade II Listed Home



More than just a residence, Holly Cottage is a testament to the beauty of thoughtful preservation and the joys of country living. It is a home that adapts to the rhythm of your life—whether you are hosting vibrant summer garden parties on the lawn, or enjoying a quiet winter evening by the inglenook fire. With its rare combination of Grade II listed character, high-spec modern intelligence, this is a property that offers a complete and sophisticated lifestyle.

Holly Cottage is not merely a place to live; it is a quintessential English sanctuary, waiting for its next chapter to begin.





Location

Holly Cottage 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 cities.

Train:

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

Road:

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

Schools:

- Independent: Thorngrove, Cheam, St Gabriel's, Elstree, Bradfield College
- State Primary: St Thomas' Woolton Hill, Burghclere, St Martin's East End
- State Secondary: The Clere, Park House, St Barts

Shopping:

- A range of options in nearby towns, including Newbury, Basingstoke, Oxford & 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

Holly Cottage is set in the Hampshire ward of Newtown.

Newtown is a village with a history as deep-rooted as the ancient woodlands that surround it. Founded soon after the Magna Carter in 1218, Newtown was a medieval borough formed from part of the parish of Burghclere.

Newtown was founded in 1218 by Peter des Roches, Bishop of Winchester, and was created to support the Priory in Sandleford.

By the 16th century, the town had begun to decay, although the reason for its decline is not known, and in 1674, only sixty-four houses remained, scattered throughout the parish. No traces of the medieval borough can be seen above ground today.

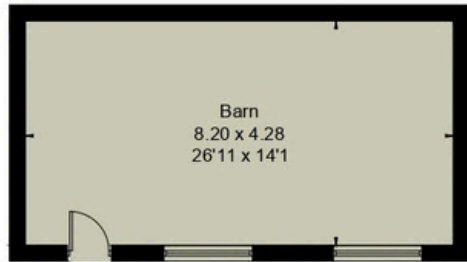
The Church of England parish church of St Mary and St John the Baptist was built in 1865 on the site of the original medieval chapel

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

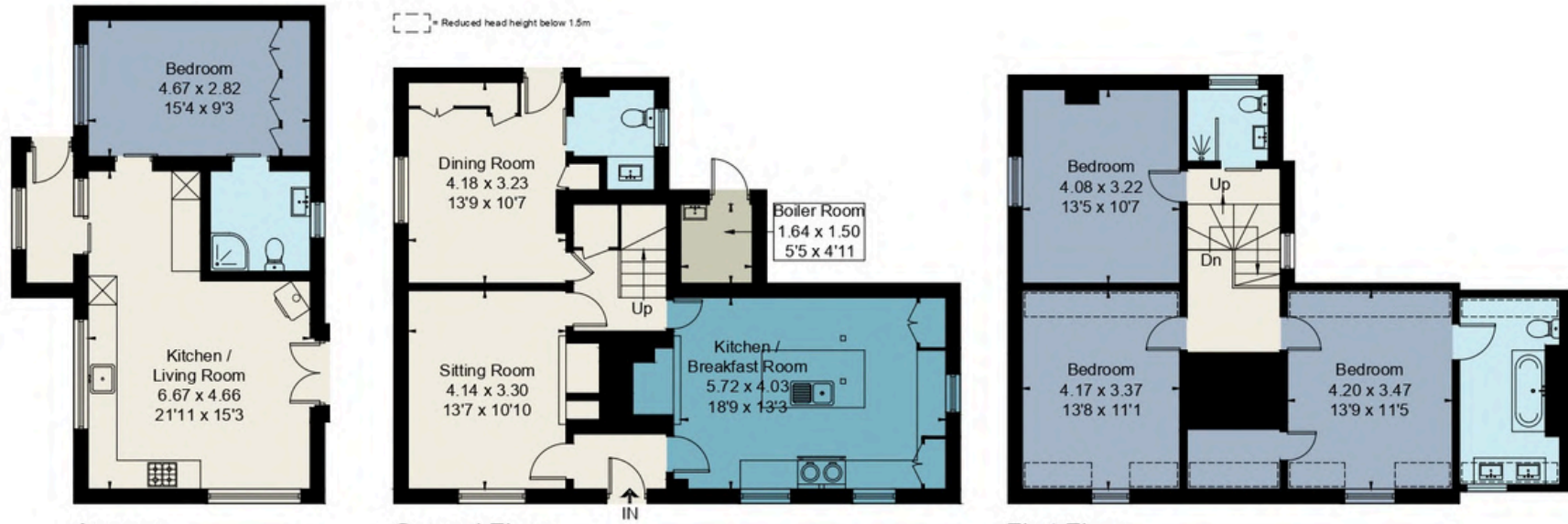




Approximate Floor Area = 140.3 sq m / 1510 sq ft (Including Reduced Headroom)
 Annexe = 46.9 sq m / 531 sq ft
 Barn = 35.3 sq m / 380 sq ft
 Total = 224.9 sq m / 2421 sq ft



Barn
 (Not Shown In Actual Location / Orientation)



Annexe
 (Not Shown In Actual Location / Orientation)

Ground Floor

First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105716

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

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