



HERBAGE HIGHCLERE

HardingGreen

Experience premium living in Herbage, a beautiful detached home located in the desirable village of Highclere.





Accommodation

Ground Floor

- Porch entrance
- Large open plan sitting room with open fireplace
- Kitchen with central island, dining area and seating area
- Study
- Large Garden Room
- Utility Room
- Secondary entrances into kitchen & utility

First Floor

- Principal suite with en suite bathroom
- 4 further bedrooms
- Family Bathroom

Garden & Grounds

- Electric gates into a graveled drive
- Double Garage
- Parking for further cars
- Garden Shed
- Walled garden
- Large terrace for outside entertaining





HERBAGE

An attractive period cottage in the very popular village of Highclere.

This former Post Office and Telephone Exchange offers over 2300sqft of accommodation



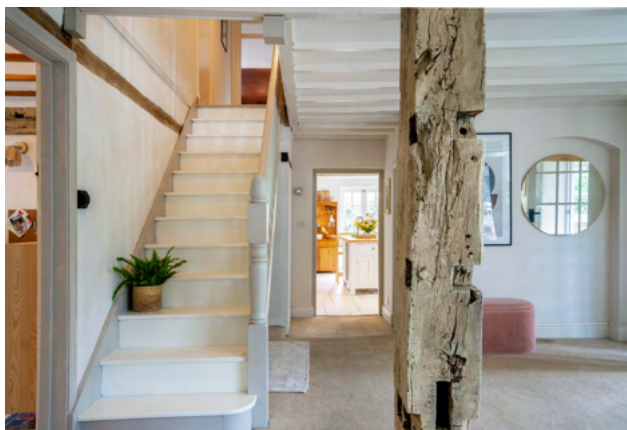
This home has retained a great deal of the property's original charm and character.

From wooden beams throughout to the large open fireplace and bay window overlooking the garden in the living room

On the ground floor, the porch leads into a spacious L-shaped sitting room with an open fireplace and a bay window facing the garden. A garden room sits to one side, offering year-round space with French doors to the outside.



The kitchen and dining room form a bright open space, with French doors opening onto the spacious terrace. The ground floor also includes a private study and a practical utility room.



Upstairs there's a central landing, a large principal bedroom with built in wardrobes ensuite with separate shower and bath. 4 further bedrooms, and a family bathroom again with both a bath and shower.

Wooden electric gates open up to a driveway that reaches the detached double garage, complete with power, lighting, and attic storage, along with parking and a turning area.



The walled garden is another feature of the property, there is a large central lawn to one side of which is a terrace for outside entertaining and dining with a built in BBQ and an attractive garden shed.

The garden has a variety of established trees, shrubs and plants.



ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Basingstoke & Deane Borough Council
Council Tax: Band G



Herbage is a rare opportunity to own a remarkable home full of history in one of the area's most sought-after locations.





Location

Herbage 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.

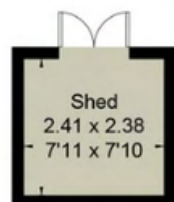
The village's history is further reflected in its parish church, St Michael and All Angels. The present building dates to the 1870s, but it replaced an older church that had stood on the same site for centuries.

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





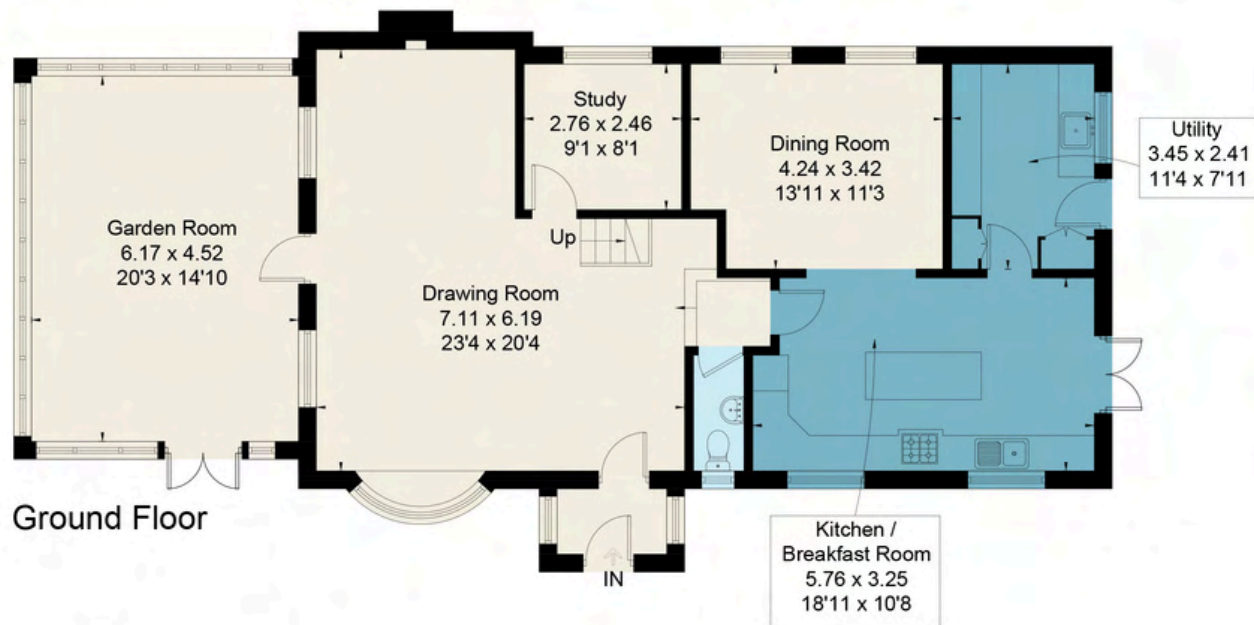
Approximate Floor Area = 214.48 sq m / 2308.64 sq ft
 Garage = 43.60 sq m / 469.31 sq ft
 Outbuilding = 5.74 sq m / 61.78 sq ft
 Total = 263.82 sq m / 2839.73 sq ft



(Not Shown In Actual
Location / Orientation)

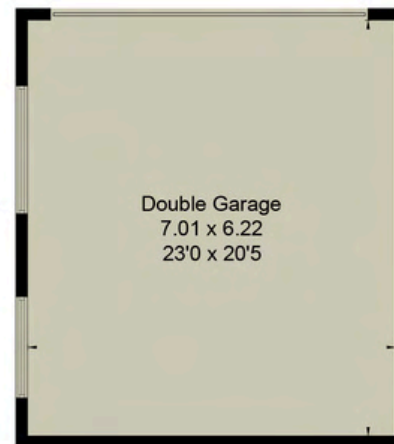


First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



(Not Shown In Actual Location / Orientation)



Drawn for illustration and identification purposes only by @fourwalls-group.com #103265

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

HardingGreen



David Morrey
Hampshire and West
Berkshire

07973 941 198

david.morrey@hardinggreen.com

Natasha Morrey
Hampshire and West
Berkshire

07816 433 020

natasha.morrey@hardinggreen.com