



EDGEWOOD
HIGHCLERE

HardingGreen



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



Accommodation

Ground Floor

- Porch Entrance with Storage
- Bespoke “Snug” Kitchen
- Vaulted ceiling dining room
- Two Reception Rooms - Both with Log fires
- Study
- W.C.
- Utility Room
- Access to garden from all sides

First Floor

- Principal bedroom with Ensuite including separate bath and open shower
- 4 further double bedrooms
- Dressing room
- Family Shower room

Garden & Grounds

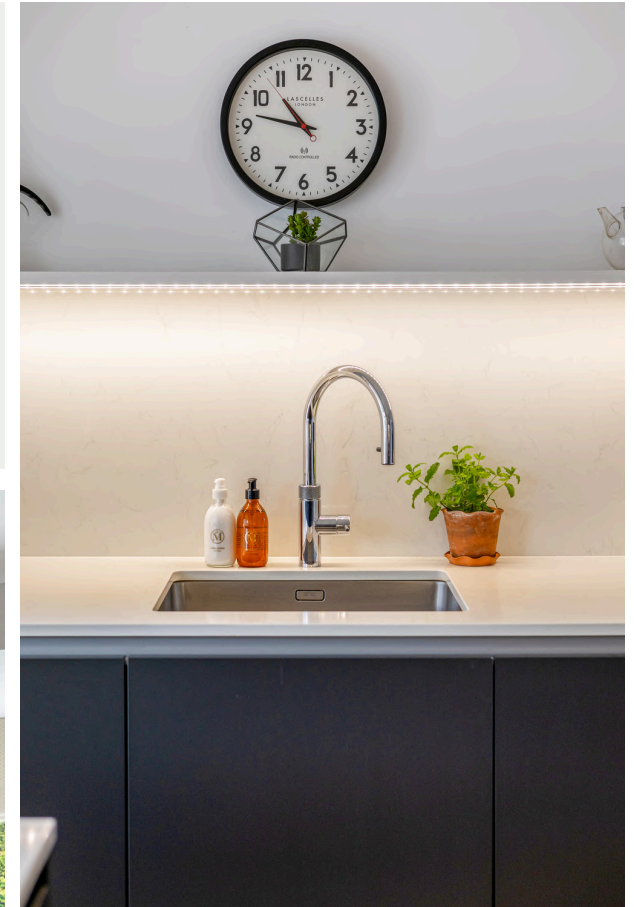
- Set within approx 0.3 acre
- Driveway parking for 5+ cars
- Electric Garage , with front and rear access
- EV Charger
- Wrap around gardens
- Three seating areas
- Wood Store
- Summer House





This is more than a property; it's a lifestyle. Experience the exceptional fusion of elegance, comfort, and modern convenience in this stunning five-bedroom family home.

Lovingly modernised and extended over the years and spanning nearly 2,500 square feet, 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 Bespoke kitchen, by “Snug Kitchens”, features a induction hob with integrated extractor, double head height Siemens ovens, an integral American style fridge freezer, modern Quooker tap and elegant stone worktops.



The downstairs offers two inviting reception rooms, both featuring logburners for relaxed evenings by the fire.



Furthermore there is an entrance porch way with storage, dedicated study, and utility room, with the ground floor finished off with a w.c.



Moving upstairs you will find 5 double bedrooms with built in storage in most and a family shower room serving 4 bedrooms



The principal bedroom has separate dressing room and is completed with beautiful ensuite with separate shower and deep free standing bath



Externally, Edgewood has parking for 5+ cars on a gravel driveway, which also leads to a garage with an electric door.



With three separate seating areas outside and a wraparound garden, you're certain to always have a sunny or shady part to unwind in





ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Basingstoke & Deane BC

Council Tax: Band G

EPC: C



Edgewood is a rare opportunity to own a remarkable home that has been lovingly modernised and looked after over the years and situated in one the the most desirable villages in the area





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.

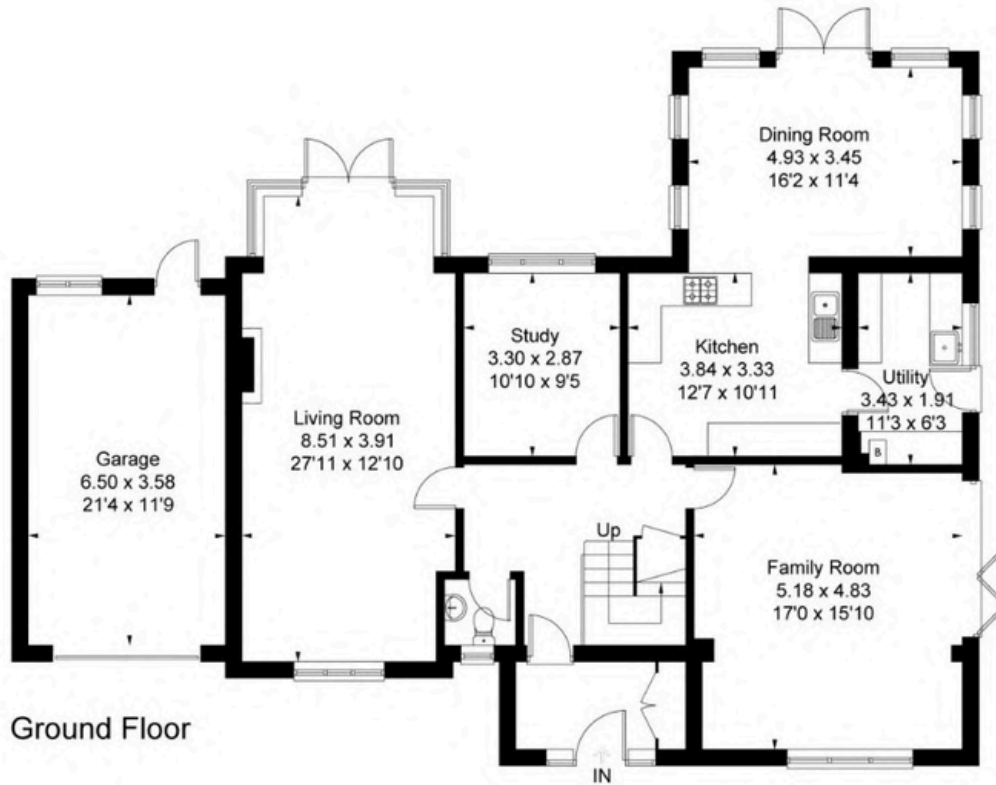
The village's history is further reflected in its parish church, St Michael and All Angels. The present building dates to the 1870s, but it replaced an older church that had stood on the same site for centuries.

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





Approximate Floor Area = 229.6 sq m / 2471 sq ft
 Garage = 23.0 sq m / 248 sq ft
 Total = 252.6 sq m / 2719 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

First Floor

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



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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

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