

HILLIER & WILSON



The Cottage
Mount Road, Highclere

Mount Road Highclere Hampshire RG20 9QZ

A unique opportunity to acquire a four bedroom detached cottage in need of modernisation, dating back to circa 1800's, located in the highly sought after village of Highclere. The property was extended approximately 30 years ago to create spacious living accommodation, whilst other benefits include a substantial plot measuring around 0.3 acres, oil fired central heating, double glazing, ample off road parking and detached double garage. The accommodation comprises entrance hall, utility room, shower room, office/study, dining room, sitting room and kitchen/breakfast room. Upstairs, there is a master bedroom with large ensuite shower room, three further double bedrooms and a family bathroom. Externally, there is a private and south facing rear garden which has both a lawn and patio seating area; whilst to the front there is a large open space which is mainly laid to lawn with mature tree/hedge surrounds and a gravel driveway leading to the property. The village of Highclere is located about 5 miles south of the market town of Newbury which has a mainline railway station providing regular direct links to London Paddington taking less than an hour. The well-regarded Thorngrove school, an independent family prep school for children aged 2 - 13 years, is located just a stones throw away. NO ONWARD CHAIN

Services:

Mains services are connected.
(except gas)

EPC: Rating D

Full results of Energy Performance Certificate can be sent on request.

Council Tax:

Band E

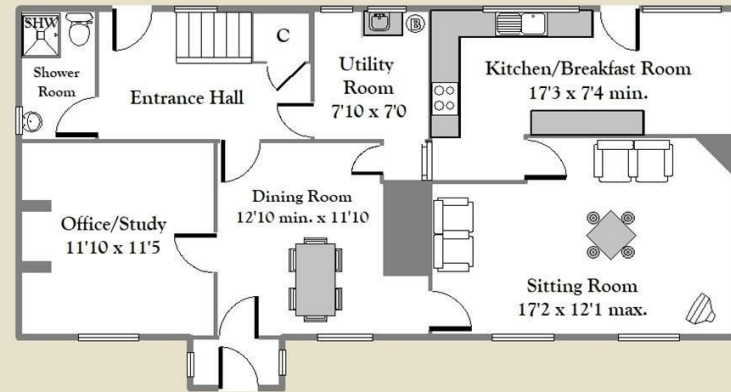
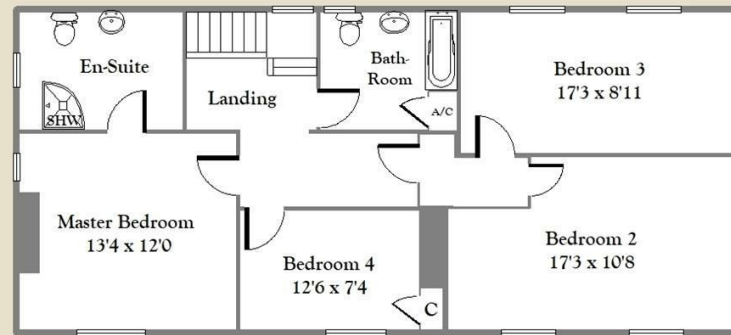
Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

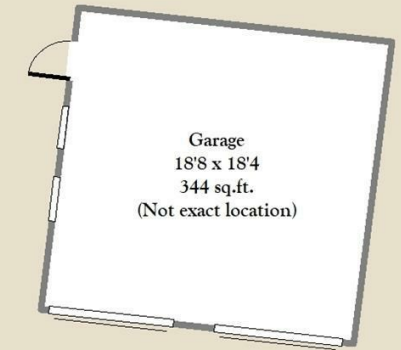
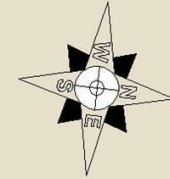
Directions

From the offices of Hillier & Wilson, proceed South to St Johns roundabout. Take the third exit on the A343 Andover Road, and continue for approximately four miles. Upon reaching the village of Highclere, turn right on to Mount Road and proceed straight ahead, passing Thorngrove School on the left hand side, and eventually, the property can be found on the left hand via a gravel driveway.





The Cottage Mount Road Highclere



APPROX. GROSS INTERNAL FLOOR AREA 1839 sq ft. (Excluding garage) - For identification only - Not to scale - Hillier & Wilson LTD

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

