

HILLIER & WILSON



Harts Lane  
Burghclere



# Harts Lane Burghclere Newbury Hampshire RG20 9HF

A beautifully presented four bedroom detached family home located in the sought after village of Burghclere. Formally ‘The Queen’ public house, the property dates back to the 1890’s and was converted in 2000 to offer spacious living accommodation, whilst other benefits include oil central heating and double glazing. The ground floor comprises entrance hall, cloakroom, family room, dining room, sitting room with log burner and modern kitchen with fitted appliances. Upstairs, there is a master bedroom with en-suite shower room and walk-in dressing room, three further double bedrooms and a family bathroom. Externally, there is a private westerly facing rear garden, which is mainly laid to lawn with mature flower bed borders, a patio seating area and access to the garage; whilst there is also off road parking via driveway adjacent to the garden. Burghclere is a picturesque village with a variety of footpaths offering stunning rural walks at all times of the year. The market town of Newbury just a few miles away and has a mainline railway station providing regular direct links to London Paddington taking less than an hour.

**Services:**  
Mains services are connected.  
(except gas)

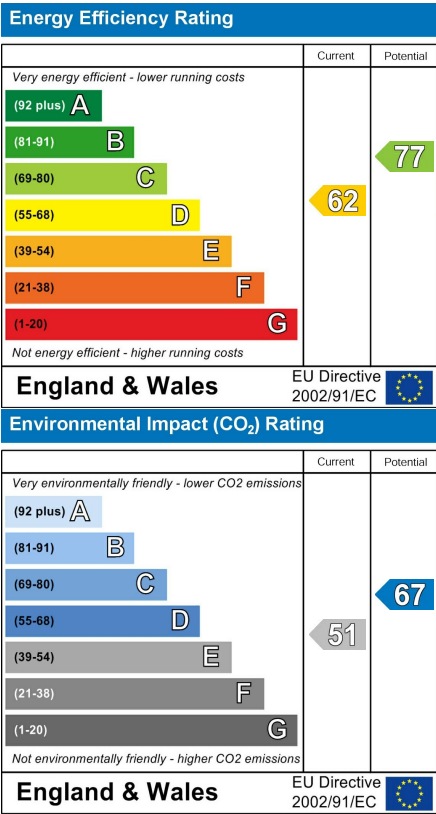
**EPC:**  
Full results of Energy Performance  
Certificate can be sent on request.

**Council Tax:**  
Band G

**Viewing:**  
Strictly by confirmed appointment  
with **Hillier & Wilson**  
01635 522044

**Directions**

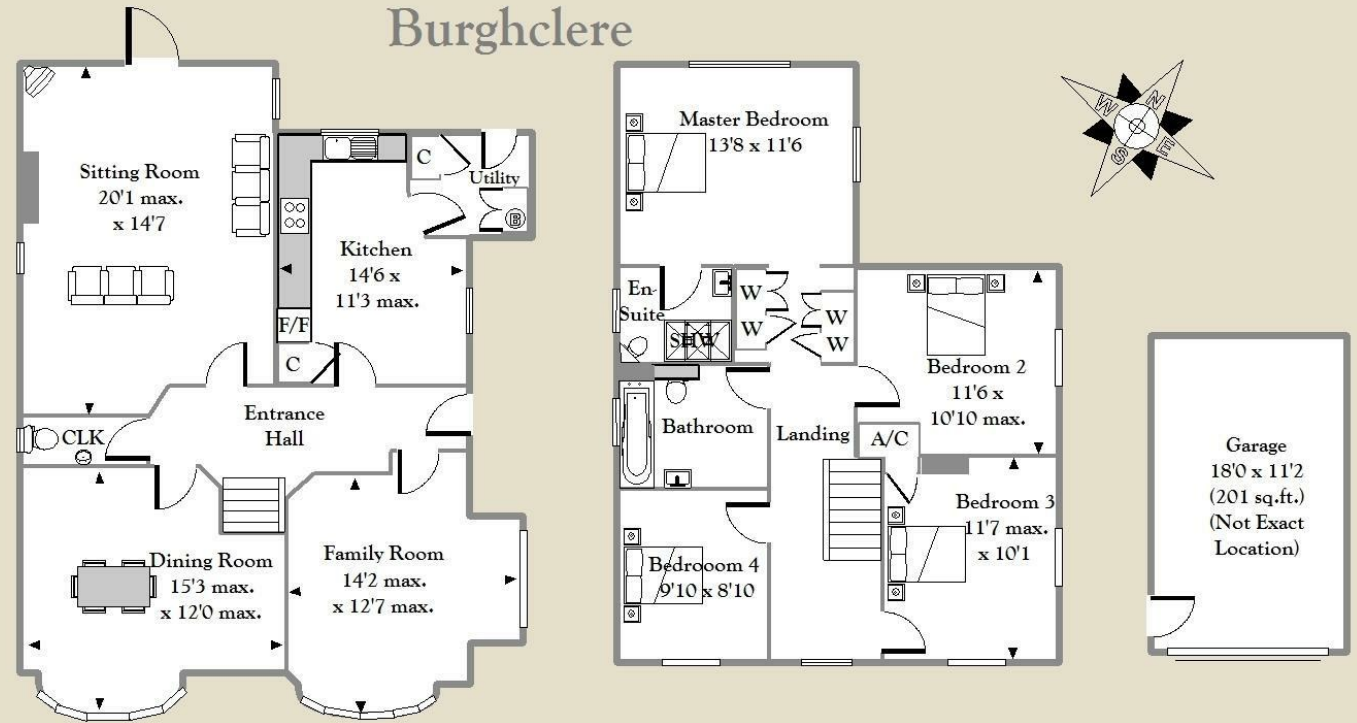
From the offices of Hillier & Wilson proceed south to the A339, take the road to Basingstoke. At the Swan roundabout take the second exit and the next left past the Swan Public House. Follow the road into Burghclere. On entering the village turn right onto Harts Lane and the property can be found on the corner.







# Ladle House, Harts Lane Burghclere



APPROX.GROSS INTERNAL FLOOR AREA: 1755 ft  
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.



