

HILLIER & WILSON



Arkwright Close  
Highclere



# Arkwright Close Highclere Hampshire RG20 9PD

A beautifully presented four bedroom detached family home located on a cul-de-sac in the sought after village of Highclere. The property offers spacious living accommodation and benefits from oil-fired central heating, uPVC double glazing, driveway parking and double garage. The ground floor comprises entrance hall, cloakroom, sitting room with log burner, sun room, dining area, family room, kitchen/breakfast room and utility room. Upstairs, there is a principal bedroom with en-suite shower room and fitted wardrobes, three further double bedrooms (all of which have built-in wardrobes) and a family bathroom. Externally, there is a well-kept rear garden which is mainly laid to lawn with mature tree/hedge borders, a summer house and a patio seating area; whilst to the front, there is ample off road parking via driveway. 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. There is a well-regarded infant and primary school in the neighbouring village of Woolton Hill which is a short drive away.

**Services:**

Mains services are connected.  
(except gas)

**EPC: Rating D**

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 St Johns roundabout. Take the third exit on the A343 Andover Road, and continue for approximately 4 miles. Upon reaching the village of Highclere, turn right on to Mount Road and take first left onto Tubbs Lane, continue down Tubbs lane, then turn left into Arkwright Close where the property can be found on the left.



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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.



