HILLIER & WILSON

Ivy Bank - Andover Road, Highclere, Newbury, RG20 9QS

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Offers Invited £1,150,000

Andover Road, Highclere, Newbury

An impressive and substantial six bedroom detached family home with a complete array of modern amenities and living accommodation approaching 3,000 sq.ft. over three floors.

Ivy Bank is accessed via a private gated gravel driveway and benefits from an enclosed west facing rear garden, double garage, carriage house, ground floor underfloor heating, oil fired central heating and uPVC double glazing.

The ground floor comprises of an open porch, hallway, kitchen/dining room, sitting room, utility room and study/boot room. The first floor has five double bedrooms (two of which have ensuite shower rooms) and a family bathroom. The principal bedroom is on the top floor, has a dressing area and ensuite bathroom.

Externally, the generous west-facing rear garden is primarily laid to lawn, features a large patio area with a raised embankment at the far end which has a greenhouse and several fruit trees. There is a double garage and ample off-road parking whilst the carriage house provides an additional parking space.

The property is within walking distance to Thorngrove school, Ellies Deli at the Red House Pub. Highclere is conveniently located just south of the market town of Newbury with excellent road links nearby, including the A34 and M4 motorway.

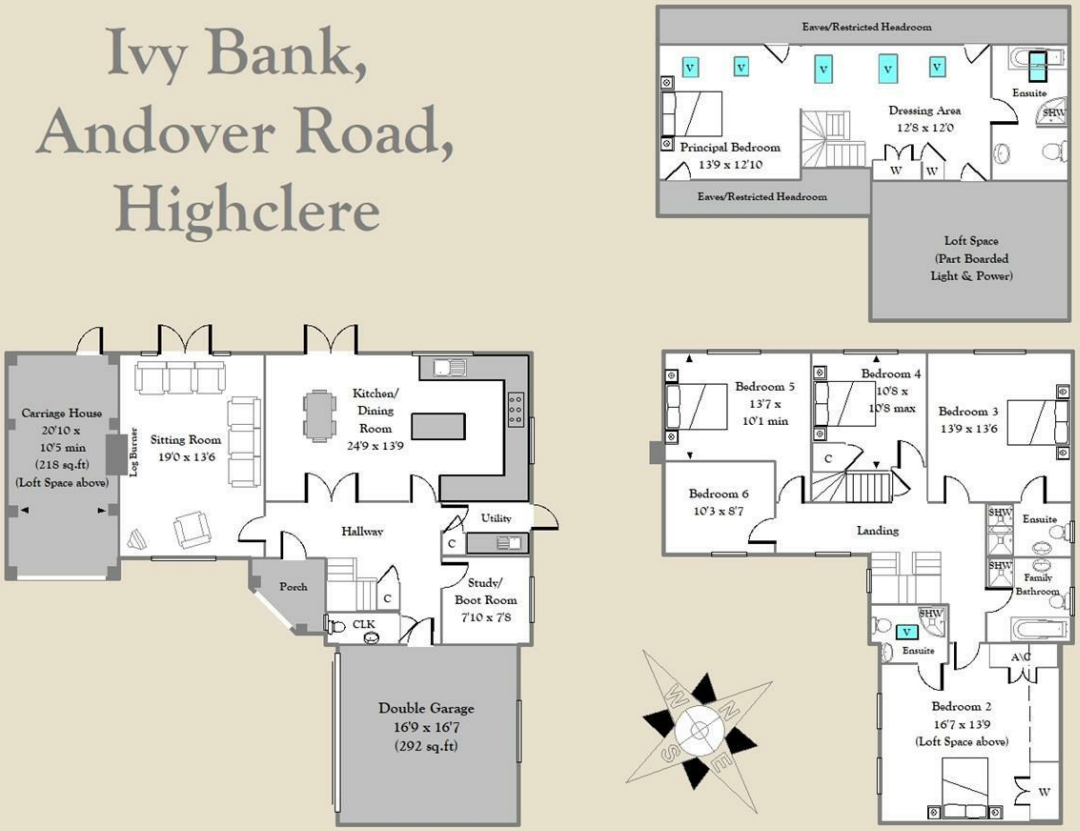
- SUBSTANTIAL SIX BEDROOM DETACHED FAMILY HOME
- LIVING ACCOMMODATION APPROACHING 3,000 SQ.FT. OVER THREE FLOORS
- PRIVATE GATED DRIVEWAY, DOUBLE GARAGE & CARRIAGE HOUSE
- GENEROUS WEST-FACING REAR GARDEN
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- IDEAL FOR COMMUTERS WITH EASY ACCESS TO A34 & M4

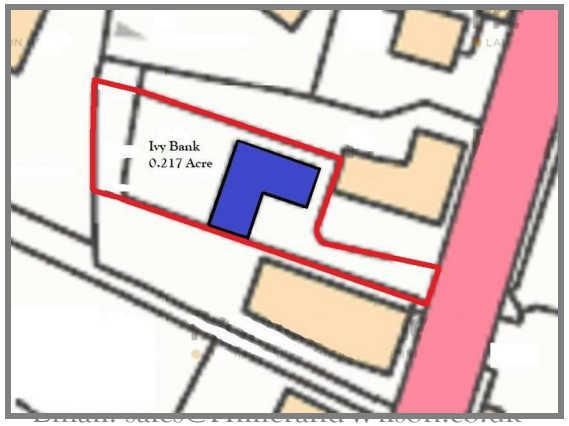
Services: Mains services are connected, except Gas, although bottle Gas to the range cooker

EPC Rating: C
Full results can be sent on request

Council Tax Band: F

Ivy Bank, Andover Road, Highclere



APPROX. GROSS INTERNAL FLOOR AREA 2940 sq.ft (273 sqm)
(Excluding Carriage House and Loft Space)
For identification only - Not to scale - Hillier & Wilson Ltd

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.