

# HILLIER & WILSON



Wheelwrights, Highclere



# Wheelwrights Highclere RG20 9QW

An immaculately presented four/five bedroom modern family home located in the sought after village of Highclere. The property has been extended by the current owners offering spacious living accommodation, whilst other benefits include underfloor heating throughout, uPVC double glazing, driveway parking and double garage. The ground floor comprises entrance hall, downstairs cloakroom, office/study, utility room, sitting room with log burner and kitchen/breakfast room with family area. Upstairs, there is a master bedroom with en-suite shower room and two built-in wardrobes and an ‘excuse room’ that could be used as either a dressing room or converted back into another bedroom, a double bedroom with en-suite shower room and built-in wardrobe, two further double bedrooms with built-in storage facilities and family bathroom. Externally there is an enclosed rear garden which is mainly laid to lawn, with a tiled seating area and a terrace wrapping around the property, whilst to the front there is ample off road parking via bricked driveway and double garage. 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.

NO ONWARD CHAIN

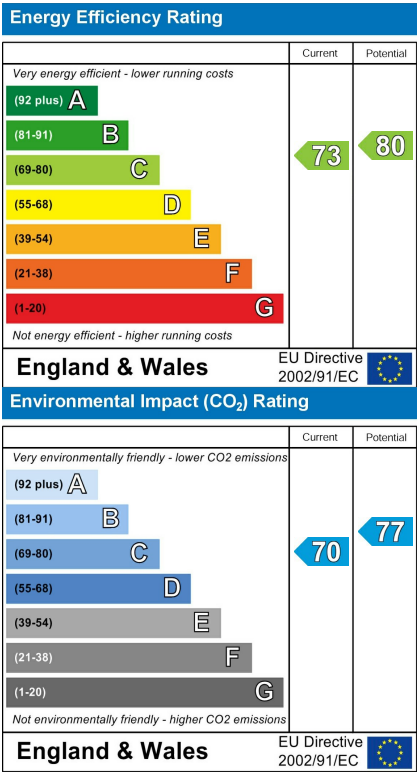
**Services:**  
Mains services are connected.  
(Except gas)

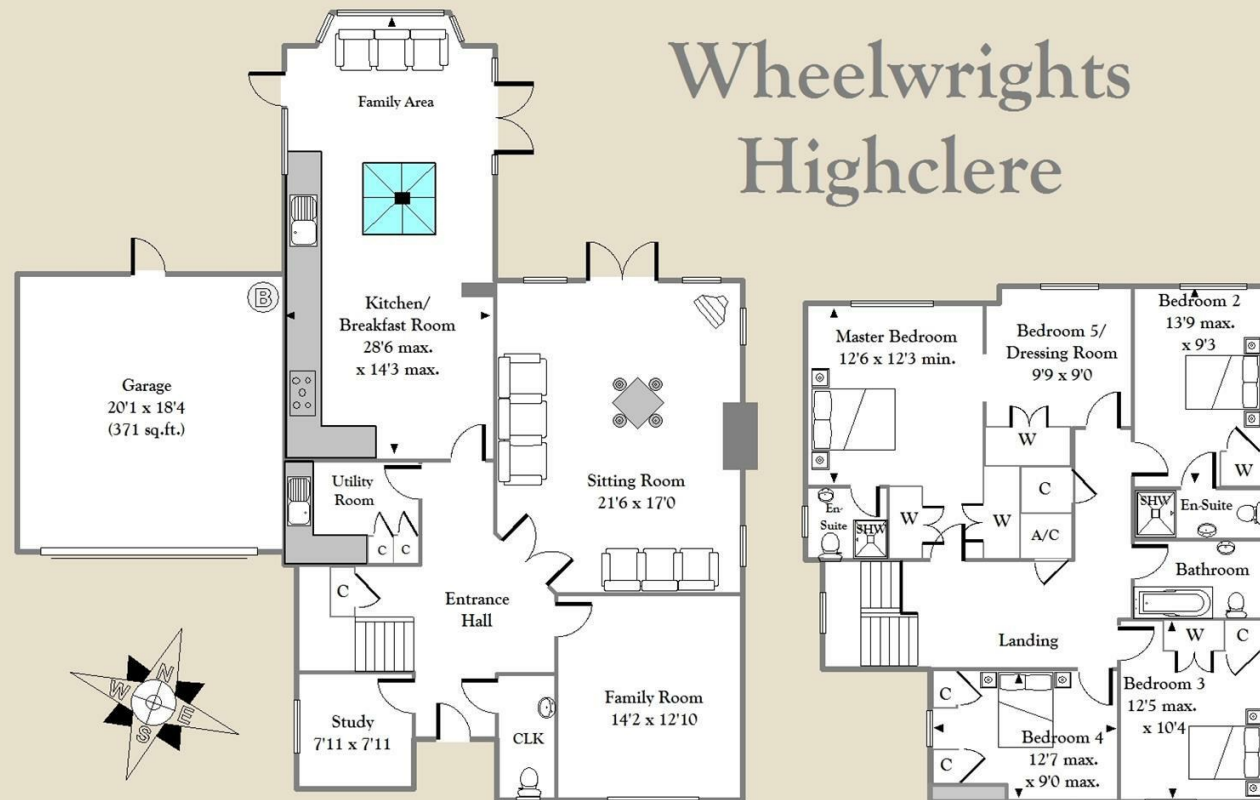
**EPC:**  
Full results of Energy Performance Certificate can be sent on request.

**Council Tax:**  
Band G

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

**Directions**  
From the offices of Hillier & Wilson, proceed South to 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. Follow this road for a short distance and eventually turn left into Wheelwrights.





APPROX. GROSS INTERNAL FLOOR AREA 2304 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.



