

# HILLIER & WILSON



Arkwright Close  
Highclere



# Arkwright Close Highclere Hampshire RG20 9PD

A substantial four bedroom detached family house, beautifully presented throughout and located on a cul-de-sac in the sought after village of Highclere. The property benefits from oil-fired central heating, uPVC double glazing, driveway parking, double garage and an immaculately kept rear garden. The ground floor comprises entrance hall, cloakroom, study, sitting room with log burner and door to the garden, dining room, spacious kitchen/breakfast room and utility with access to the garden and garage. Upstairs there is a master bedroom with large en-suite shower room and fitted wardrobes, three further double bedrooms – all with fitted wardrobes, and a family bathroom. Externally, there is ample driveway parking, a mature front garden and integral double garage. To the rear of the house is an attractive, enclosed garden with two patio areas, mature borders and a summer house. 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.

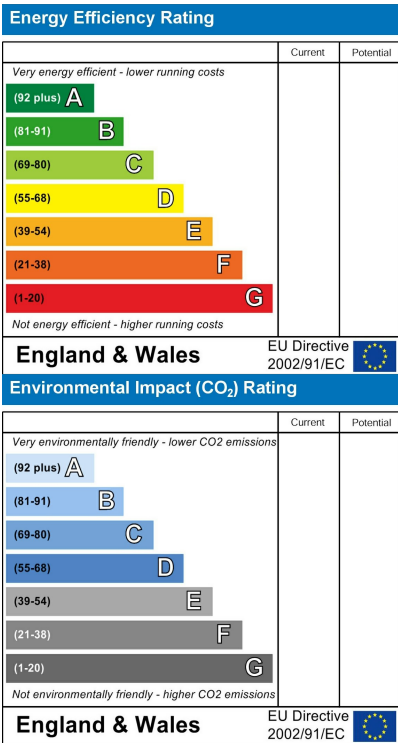
**Services:**  
Mains services are connected.  
(except gas)

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

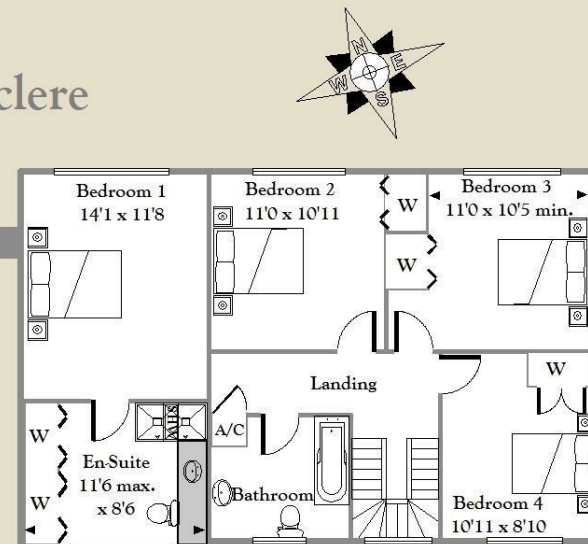
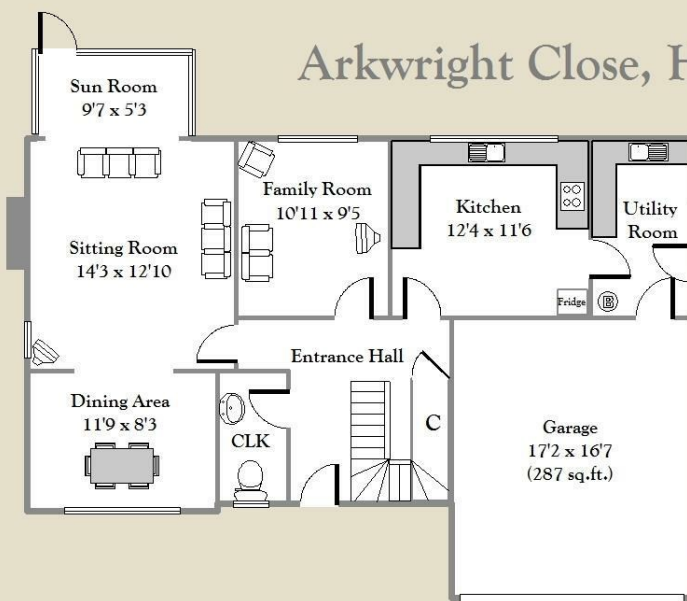
**Council Tax:**  
Band G

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

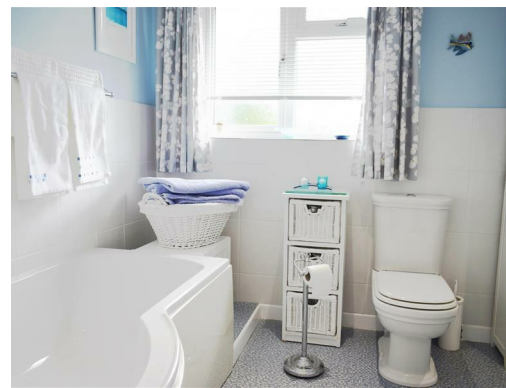
**Directions**  
From the offices of Hillier & Wilson, proceed South to St Johns roundabout. Take the third exit on the A343 Andover Road, and continue for approximately 4 miles. Upon reaching the village of Highclere, turn right on to Mount Road and take first left onto Tubbs Lane, continue down Tubbs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







APPROX GROSS INTERNAL FLOOR AREA 1951 sq. ft (Including 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.



