



HILLIER & WILSON

Tubbs Lane  
Highelere

# Tubbs Lane (2491 sq.ft) Highclere Hampshire RG20 9PP

A five bedroom detached period house located in the sought-after village of Highclere, tucked away down a quiet lane off a prestigious residential road. The property offers great potential to extend (subject to the usual consents) whilst other benefits include a plot exceeding half an acre in size, driveway parking, garage and some original period features. The spacious accommodation comprises porch, entrance hall, sitting room with fireplace, three double bedrooms, family bathroom with separate shower enclosure, cloakroom, utility, kitchen/breakfast room with larder, dining room and sun room. Upstairs there is a spacious double bedroom with fitted wardrobe, a further bedroom, a family bathroom and loft storage space. Externally there is ample driveway parking, a tandem garage and beautiful mature gardens at both the front and back of the house with established trees and shrubs, ornamental ponds and a swimming pool which is fenced off from the rest of the garden. Highclere is conveniently located just south of the market town of Newbury with excellent road links nearby including the A34 and M4 motorway.

**Services:**

Mains services are connected.  
(Except Gas)

**EPC:**

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

**Council Tax:**

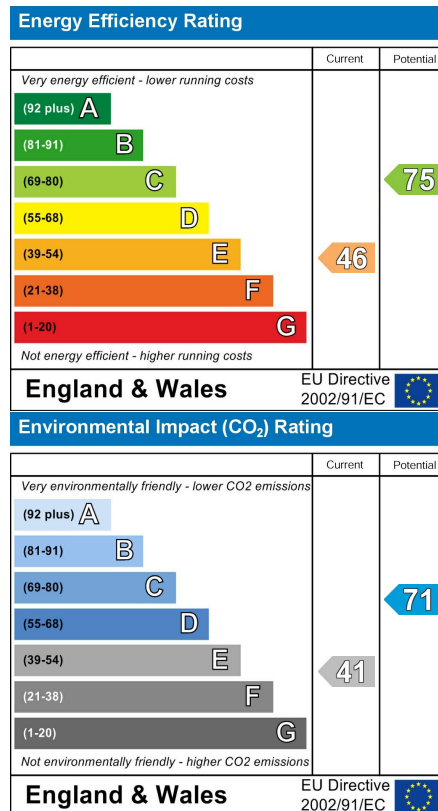
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**Viewing:**

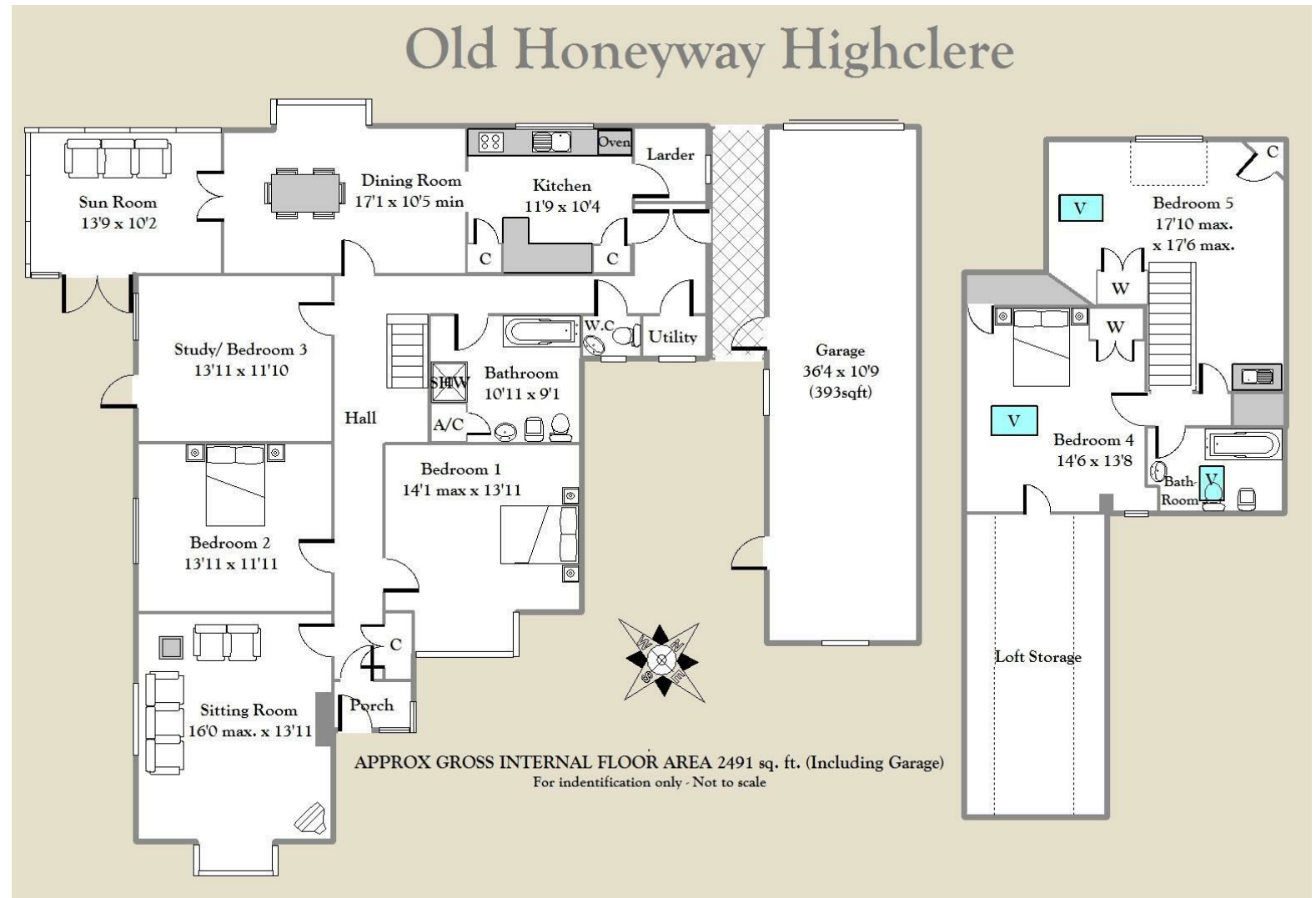
Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

**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, about half way down on the left hand side is the entrance to the lane at the end of which Old Honeyway can be found.



# HILLIER & WILSON



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.

