

# HILLIER & WILSON



Bunkum Cottage - Westridge, Highclere, RG20 9RY

## Bunkum Cottage - Westridge, Highclere

A picturesque two bedroom cottage located on the outskirts of the highly sought after village, Highclere, dating back to the early twentieth century that is located on a plot measuring in excess of three quarters of an acre, offering scenic views across the countryside. The property has also been recently renovated throughout and benefits from over three quarters an acre of land to the front of the property which helps to preserve these views.

Other benefits include, oil-fired central heating, majority uPVC double glazing and a Klargester waste system. The ground floor comprises of sitting room, study, kitchen/breakfast room, utility room, cloakroom and a covered courtyard space. Upstairs, are two double bedrooms and a family bathroom. Externally, there is a small patio area adjoining the property. While to the front of the property the land opposite is designated for agricultural use and accessed via a five-bar gate. Highclere is conveniently located just south of the market town of Newbury with excellent road links nearby including the A34 and M4 motorway.

\*\* NO ONWARD CHAIN \*\*





- PICTURESQUE TWO BEDROOM COTTAGE
  - RECENTLY RENOVATED THROUGHOUT
  - SCENIC VIEWS ACROSS COUNTRYSIDE
- OIL FIRED CENTRAL HEATING, MAJORITY uPVC DOUBLE GLAZING & KLARGESTER WASTE SYSTEM
- SOUGHT AFTER VILLAGE LOCATION
- \*\* NO ONWARD CHAIN \*\*

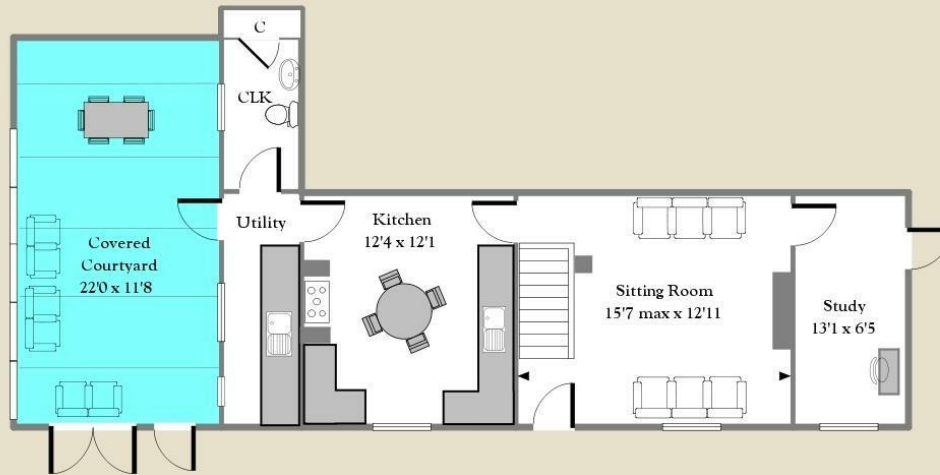
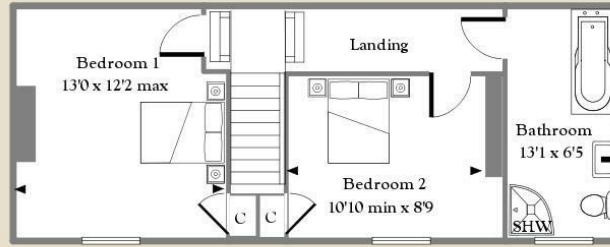
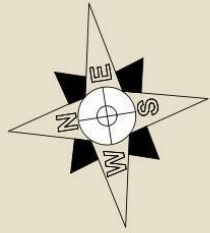
Services: Mains Water & Electric are Connected  
Oil Fired Central Heating  
Klargester Waste System

EPC Rating: D  
Full results can be sent on request

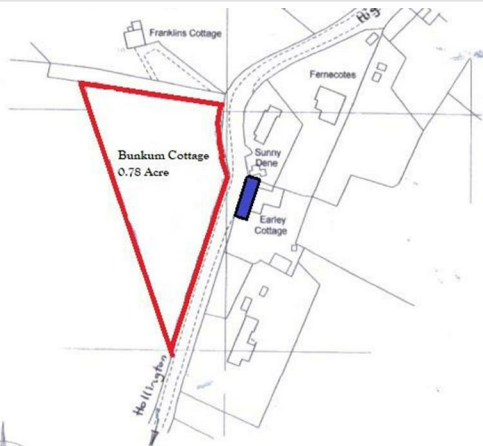
Council Tax Band: F



# Bunkum Cottage, Westridge, Highclere



APPROX GROSS INTERNAL FLOOR AREA 1334 sq.ft (124 sqm)  
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.

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