

# HILLIER & WILSON



*Barncourt, Star Lane, Highclere, RG20 9PL*

## Star Lane, Highclere

A beautifully presented, individual four bedroom detached family home with a two bedroom annex, situated privately in the highly sought after village of Highclere. The property boasts a generous sized plot measuring 0.352 acres in size, spacious accommodation including an annex that is 893 sq.ft, oil fired central heating, double glazing, double garage and off road parking. The accommodation comprises porch, entrance hall with spiral staircase, cloakroom, utility, kitchen, dining room, drawing room and principal bedroom with en-suite bathroom room and fitted wardrobes. Upstairs there are three double bedrooms, family bathroom and two good sized loft spaces with potential. The Annex comprises kitchen and sitting/dining room with its own garden, whilst upstairs offers a principal bedroom with dressing area, further bedroom and a bathroom. Externally there is private and enclosed, mature garden which is mainly laid to lawn with hedge/tree borders along with patio, herb/kitchen garden and Annex garden. To the front of the property there is a double garage with storage and ample off road parking via driveway. 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.





- FOUR BEDROOM DETACHED FAMILY HOME
- TWO BEDROOM ANNEX WITH GARDEN 893 SQ.FT.
- PRIVATELY LOCATED IN THE SOUGHT AFTER VILLAGE OF HIGHCLERE
- PLOT MEASURING 0.352 ACRES IN SIZE
- PRIVATE AND MATURE REAR GARDEN
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING

Services:

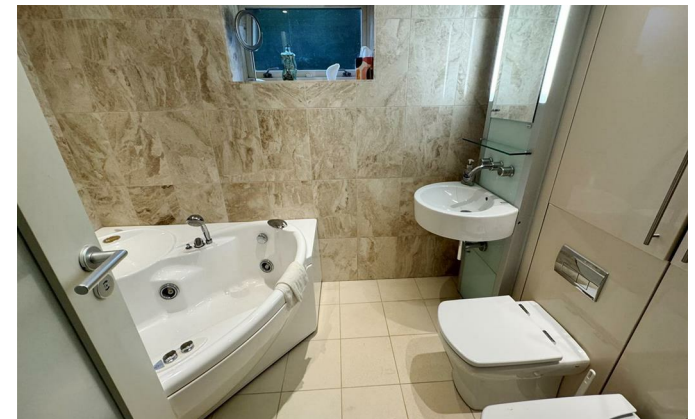
Mains services are connected (Except gas - calor gas connected)

EPC: Rating TBC

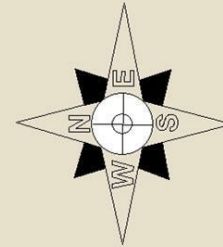
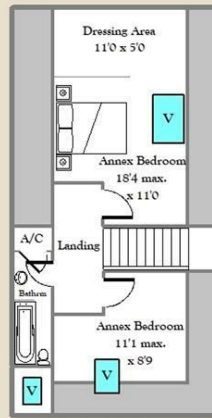
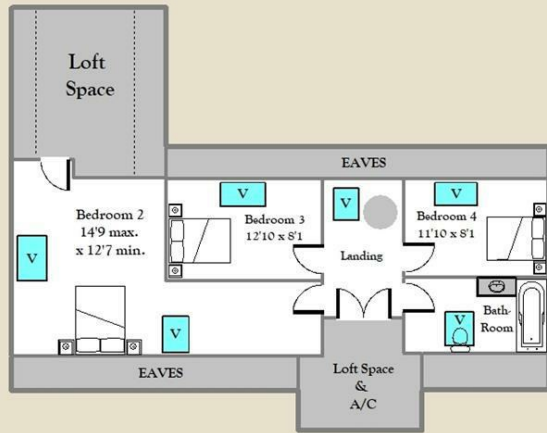
Full results can be sent on request

Council Tax: Band G

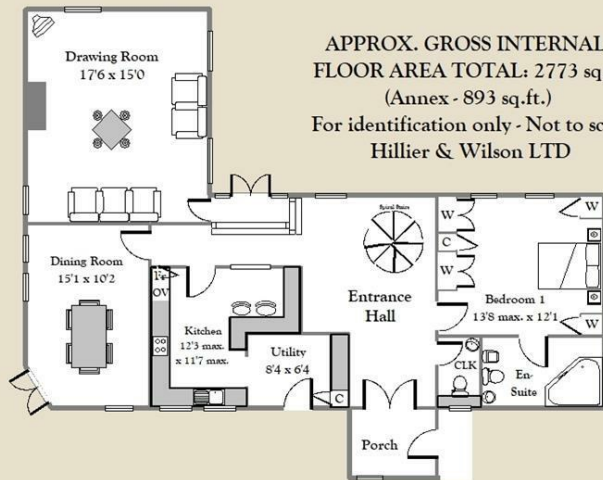
(Certain use of the annexe may be liable for



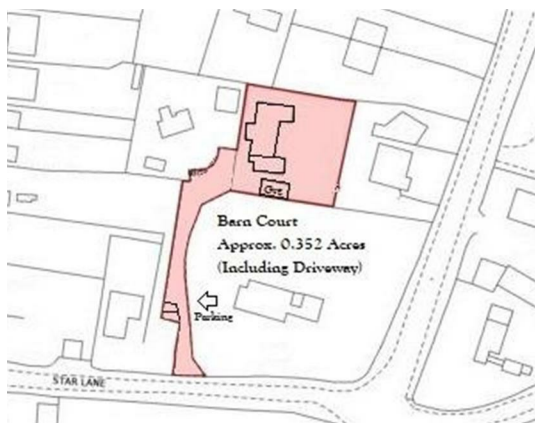
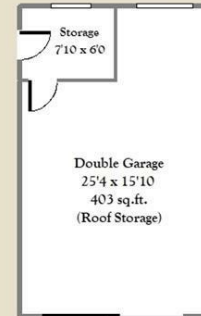
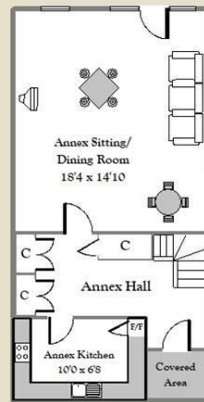
Star Lane  
Highclere



(Not exact location)



APPROX. GROSS INTERNAL  
FLOOR AREA TOTAL: 2773 sq.ft  
(Annex - 893 sq.ft.)  
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.

Tel: 01635 522044

Email: [sales@HillierandWilson.co.uk](mailto:sales@HillierandWilson.co.uk)

