



**5 THE MOUNT**

Guide Price £499,950

**Carter Jonas**

## 5 THE MOUNT HIGHCLERE RG20 9RA

- Newbury town and mainline station 4.5 miles
- M4 (J13) 9 miles

Entrance hall · sitting room · kitchen/dining room · conservatory · utility room with WC · 3 bedrooms · family bathroom · drive with off road parking and small garage · enclosed and private rear garden · Energy Rating D

### SITUATION

Highclere, along with Woolton Hill, is a very popular area some 4.5 miles to the south west of Newbury. They form a scattered community that is surrounded by attractive countryside, which includes the Highclere Castle Estate and The Chase, a delightful area of woodland much used for local recreation and partly owned by The National Trust. Communications from here are very good both by road and rail, particularly since the opening of the Newbury western by-pass, which can be accessed approximately 1.5 miles away.

### DESCRIPTION

5 The Mount is bright and spacious 3 bedroom semi-detached house built in the early 1960's. The property has plenty of scope to improve and extend subject to the relevant permissions. On entering the property there is a hallway with stairs to first floor and access to a good size sitting room with fireplace and an opening through to the kitchen/dining room and in turn to a conservatory. The kitchen has range of base and wall units with matching worktops and sink and drainer with chrome mixer tap. Adjoining this room there is a useful utility room and WC cloakroom. On the first floor there are 3 bedrooms and a family bathroom comprising a white suite of WC, wash hand basin and bath with electric overhead shower.

**AVAILABLE WITH NO ONWARD CHAIN IS THIS VERY CLEAN AND TIDY SEMI-DETACHED 3 BEDROOM HOUSE WITH GOOD SIZE PRIVATE GARDEN AND TUCKED AWAY DOWN THIS NO THROUGH LANE IN THIS SOUGHT AFTER VILLAGE TO THE SOUTH OF NEWBURY.**



## OUTSIDE

The property is approached by gravel driveway leading to the garage and front door. The rear garden is a particular feature of the house being very private and comprises a patio area adjacent to the house leading to a lawn with mature shrub borders and enclosed by a wooden panel fence.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, drainage and electricity, oil fired central heating, solar panels

**Local Authority:** Basingstoke & Deane Borough Council

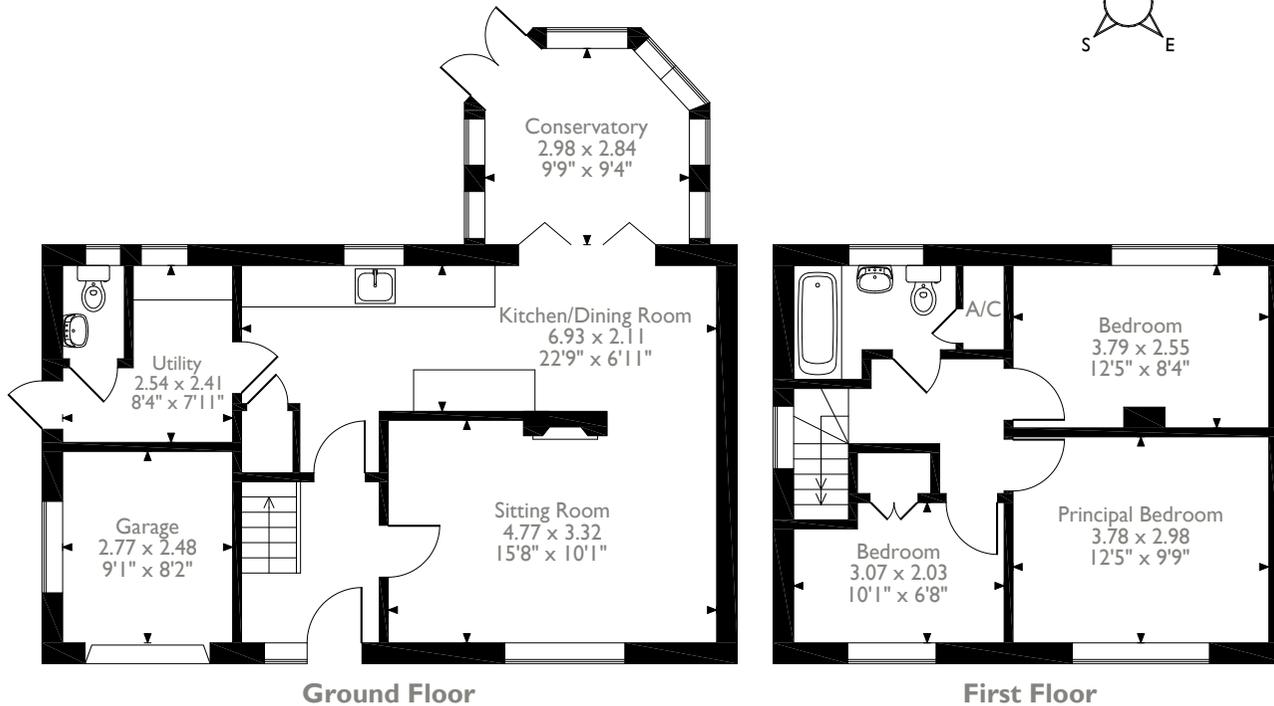
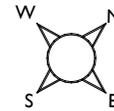
**Council Tax:** Band D

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG20 9RA



5 The Mount, Highclere, Newbury, Hampshire  
 Approximate Gross Internal Area  
 Main House = 91 Sq M/979 Sq Ft  
 Garage = 7 Sq M/75 Sq Ft  
 Total = 98 Sq M/1054 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**Newbury 01635 263000**  
 newbury@carterjonas.co.uk  
 51 Northbrook Street, Newbury, RG14 1DT

**carterjonas.co.uk**  
 Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.