



1 WOODSIDE COTTAGES
£500,000

Carter Jonas

1 WOODSIDE COTTAGES PANTINGS LANE HIGHCLERE RG20 9NY

- Newbury town and mainline station 5 miles
- M4 (J13) 9 miles
- A34 2 miles

Entrance hall · cloakroom · kitchen/breakfast room · sitting room · principal bedroom with en suite shower room · 2 further bedrooms · family bathroom · landscaped low maintenance front and rear gardens · 2 parking spaces · garage · Energy Rating D

SITUATION

Highclere is an extremely popular village with a well established community situated to the south of Newbury. The village is well known for its castle and situated in a designated Area of Outstanding Natural Beauty surrounded by some stunning countryside. Highclere Village also currently offers the Highclere Society which includes lots of activities including wine tastings, film and quiz nights and village fetes creating a very friendly atmosphere withing the village. Features such as the Kennet and Avon Canal, the North Hampshire Downs including Watership Down and the delightful Bourne Valley are ideal for walking and cycling. The village also boasts a pretty church plus two public houses, whilst nearby Woolton Hill has a local shop, Post Office and primary and junior schools. Highclere is well placed for access to the A34, and therefore the M4 and south to the A303/M3. Newbury lies approximately 5 miles to the north, with its railway station and regular services to London, Reading and the West Country.

DESCRIPTION

1 Woodside Cottages is a delightful 3 bedroom end of terrace property that was built in 2001. The property has been extremely well looked after and enhanced by the current owner to provide a lovely home.

A VERY LIGHT AND BEAUTIFULLY PRESENTED COTTAGE WITH PRIVATE GARDEN, GARAGE AND LOCATED IN THIS HIGHLY SOUGHT AFTER VILLAGE TO THE SOUTH OF NEWBURY.



On entering the property there is a spacious hallway that gives access to the ground floor accommodation that comprises the cloakroom, kitchen/breakfast room and sitting room. The impressive kitchen/breakfast has a range of eye and base level units, sink and drainer, integral fridge/freezer, washing machine, dishwasher, double oven and 4 ring hob with stainless steel extractor hood. The sitting room is a very spacious and light room and provides ample space for a dining room table, a very useful understairs cupboard as well as a lovely fireplace with woodburning stove and double doors out to the patio and garden. On the first floor there is a principal bedroom, with built in wardrobe and en suite shower room, 2 further bedrooms, one with built in cupboard and the family bathroom comprising a white suite of panel bath, WC and wash hand basin.

OUTSIDE

To the front of the property there is a garage with block paved drive with two parking spaces and a path that leads up to the covered porch. The rear garden is fully enclosed with panel fencing and features a patio area adjacent to the house and one to the rear with the remainder primarily laid to lawn.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and drainage, oil fired central heating

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use Post Code RG20 9NY



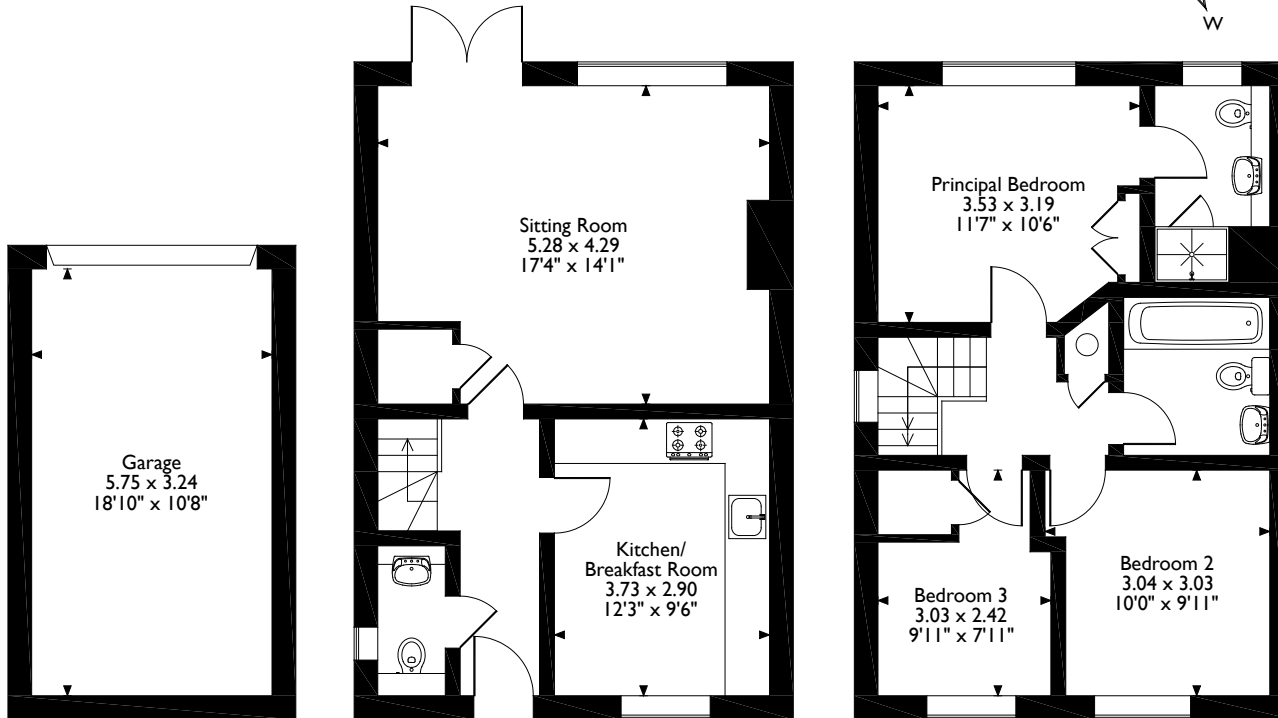
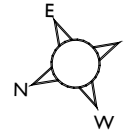
I Woodside Cottages, Pantings Lane Highclere, Newbury, Hampshire

Approximate Gross Internal Area

Main House = 86 Sq M/934 Sq Ft

Garage = 19 Sq M/201 Sq Ft

Total = 105 Sq M/1135 Sq Ft




Ground Floor

First Floor

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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