





## **LEACROFT MOUNT ROAD HIGHCLERE RG20 9QY**

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

Entrance hall · large sitting room · study · family room · family sized kitchen/dining room with aga · large sun room · utility · 2 ground floor bedrooms · ground floor shower room · principal first floor bedroom with en suite · 2 further first floor bedrooms which are inter-connected · private drive for off road parking · large garden backing onto countryside · Energy Rating E

### **SITUATION**

Leacroft is situated in Mount Road in the very sought after village of Highclere. Highclere, along with Woolton Hill, is a very popular area some 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.

### **DESCRIPTION**

Having been originally built in 1921, Leacroft has been a lovely family home for many years, and very well maintained by the present vendors, a chalet style village house providing flexible accommodation. With just under 2,500 sq.ft of accommodation the property offers in total 4/5 bedrooms 2 of which are on the ground floor. This means the property can be used in a variety of ways to suit a buyers requirement as the ground floor bedrooms can be used as additional reception rooms.

**SITUATED IN A VERY SOUGHT AFTER LOCATION AN ATTRACTIVE CHALET STYLE VILLAGE HOUSE PROVIDING FLEXIBLE ACCOMMODATION OF NEARLY 2,500 SQ.FT, TOGETHER WITH A LOVELY LARGE GARDEN AND VIEWS OVER A FIELD.**





In addition it offers a large sitting room with a fireplace fitted with a wood burning stove, a 24'5" sun room which is a lovely light space and with French doors leading out to the rear garden, a family sized kitchen/dining room with a modern kitchen with contemporary units and a dining area with a vaulted ceiling and plenty of glass allowing lots of light. The kitchen has a built in dishwasher and wine chiller and a 5 oven aga. Off the kitchen is a cosy family room which is also fitted with a wood burning stove and the ground floor is completed with a study, utility room and a ground floor shower room. On the first floor there is a large principal bedroom with en suite bathroom and 2 further bedrooms which are inter-connecting.

### OUTSIDE

The location of Leacroft is a particular feature as it backs onto open countryside. To the front of the house there is a gravel drive providing off road parking and a turning area and also space for a garage to be constructed subject to planning permission. Directly behind the house is a large area of decking together with a paved terrace providing different areas for outside dining. The garden is all grassed and there is a further screened outside dining area to the rear of the garden.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

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

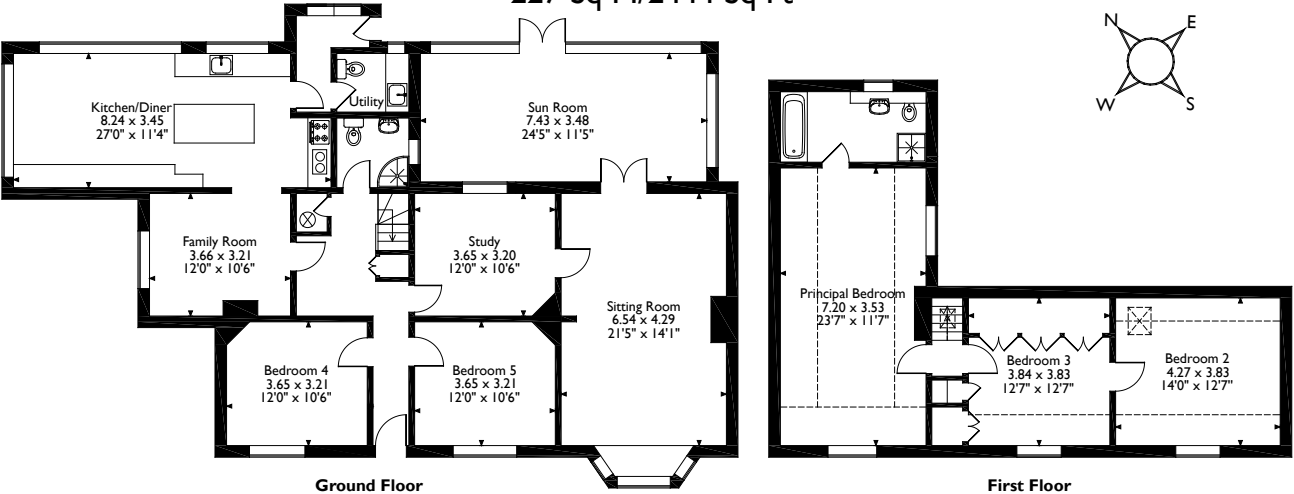
**Council Tax:** Band F

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

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



Leacroft, Mount Road Highclere, Newbury, Hampshire  
Approximate Gross Internal Area  
227 Sq M/2444 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		
69-80	C		70   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

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