



THE BAKEHOUSE PENWOOD HIGHCLERE RG20 9EW

– Newbury town and mainline station 4 miles
– M4 (J13) 8.5 miles

Entrance hall · beautiful kitchen/breakfast room · sitting room · dining room · family room · ground floor bedroom · utility room · wc cloakroom · principal bedroom with en suite shower room · guest bedroom with en suite shower room · bedroom 3 · study · studio area · double garage · single garage · wood store · stunning gardens and terraces · Energy Rating E

SITUATION

The Bakehouse is situated in Penwood which is part of the parish of Highclere. It is situated between the villages of Burghclere, Highclere and Woolton Hill, in an attractive area of countryside designated an AONB with access to excellent walking including Great Pen Wood, the Highclere Castle Estate and The Chase. Within Penwood there is a village shop and playground while in nearby villages there is another small store with sub-post office and other everyday facilities including schools, churches, sports clubs and public houses. There is an excellent selection of state and private schools nearby and communications from here are very good both by road and rail with easy access to the A34 and M4 along with direct train services from Newbury into London Paddington, and Waterloo from nearby Whitchurch. Newbury offers good access to varied shopping and leisure activities, including the Watermill and Corn Exchange theatres, Newbury Racecourse and several golf courses.

DESCRIPTION

The Bakehouse is a beautifully presented house that has been greatly improved, enhanced and extended by the current owners to create a fabulous house with flexible accommodation. The accommodation briefly comprises an impressive kitchen/breakfast room which opens out

A BEAUTIFULLY PRESENTED DETACHED HOUSE SET IN PRIVATE GROUNDS OF ¾ OF AN ACRE IN THIS MOST SOUGHT AFTER LOCATION.



into a wonderful sitting room with wood burning stove and sliding doors onto a south west facing terrace. There is a substantial dining room with working fireplace which in turn leads to what is believed to be the original bakehouse. This room, with adjoining bedroom and utility room, could very easily be converted into a separate annexe. On the first floor there is an excellent principal bedroom suite with plentiful built in cupboards and wardrobes along with an en suite shower room. There is a guest bedroom with en suite shower room, further bedroom, study and large landing/studio area which could easily be sub-divided to create an additional bedroom.

OUTSIDE

The property is approached via a meandering gravel drive to an area of parking giving access to the double garage. The garden is an absolute delight with an abundance of shrubs, flower beds and specimen trees. The garden is very private and enjoys a mainly southerly and westerly aspect and has a number of terraces ideally located to take full advantage of this. Within the garden there are private areas of lawn along with a single garage and wood store.

ADDITIONAL INFORMATION

Services: Mains water and electricity, Entec air sewage treatment plant

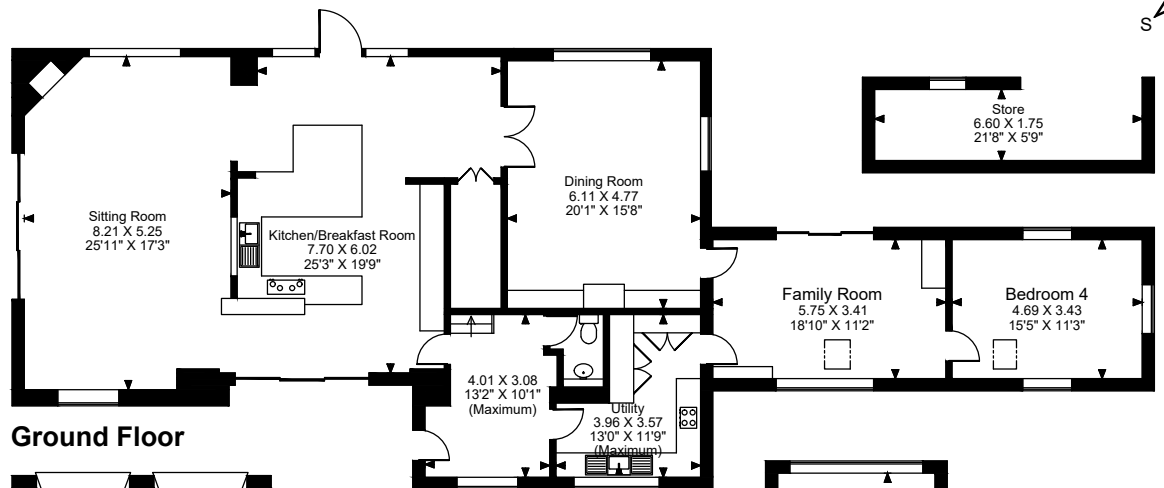
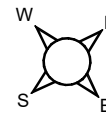
Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band D

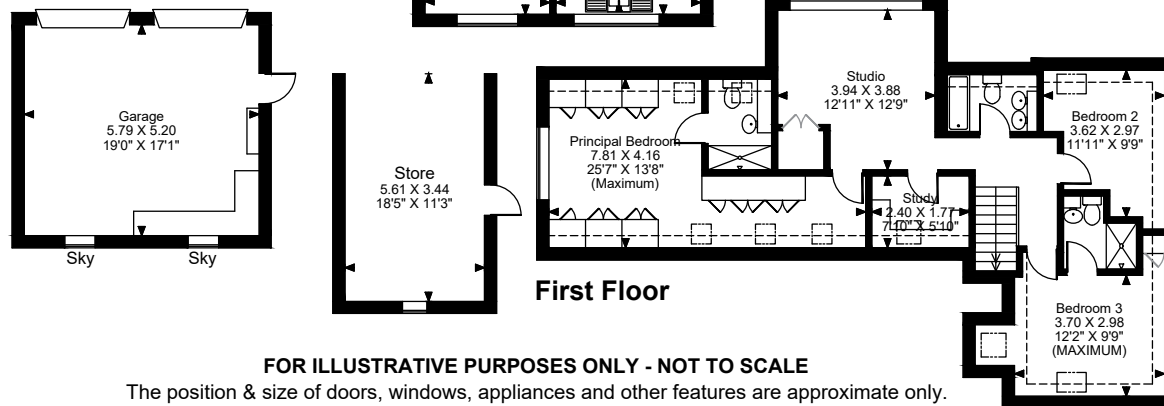
Directions: Please use post code RG20 9EH looking out for the large white "40" painted on the road where the entrance to the property can be found.



The Bakehouse, Newbury
Approximate Gross Internal Area
Main House = 2,780 sq ft / 258 sq m
Garage = 324 sq ft / 30 sq m
Store = 332 sq ft / 31 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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