



**HERBAGE**

Guide Price £1,000,000

**Carter Jonas**



## HERBAGE ANDOVER ROAD HIGHCLERE RG20 9QU

- Newbury town and mainline station 5 miles with trains into London Paddington
- Whitchurch station 9 miles with mainline trains into Waterloo
- A34 2 miles, M4 (J13) 9 miles

Porch · large open plan sitting room with open fireplace · attractive garden room · study · kitchen/dining room · utility · cloakroom · landing · large principal bedroom with en suite · 4 further bedrooms · family bathroom · detached double garage · garden shed electric gates into a gravelled drive pretty walled garden large terrace for outside entertaining · Energy Rating E

### SITUATION

Herbage is situated on the Andover Road in the very sought after village of Highclere, designated an Area of Outstanding Natural Beauty located to the south of Newbury. Close by is Highclere Park, home to Highclere Castle made famous in the award-winning series, 'Downton Abbey'. The village offers amenities including Thorngrove Prep School and The Red House public house, further amenities are available in the neighbouring village of Woolton Hill include a primary school, village shop with post office and public house. Communications from here are excellent both by road and rail, particularly with the Newbury Bypass giving very good access to the A34 and the M4 at junction 13. Nearby Newbury is an expanding and popular town with excellent local facilities including the nationally renowned Watermill Theatre and Newbury Racecourse.

### DESCRIPTION

Herbage is a detached period cottage that is not listed and is situated in a very private position in a walled garden.

**AN ATTRACTIVE PERIOD COTTAGE IN THIS VERY POPULAR VILLAGE OF HIGHCLERE, PROVIDING DECEPTIVELY SPACIOUS 5 BEDROOM ACCOMMODATION, AND IN A PRIVATE WALLED GARDEN AND LOCATED WITHIN EASY ACCESS TO A RANGE OF HIGHLY RESPECTED SCHOOLS, ROAD AND RAIL NETWORKS.**





The property offers over 2,300 sq. ft of accommodation which has retained a great deal of the property's original charm and character. On the ground floor the porch opens into a large open plan L-shaped sitting room which includes an open fireplace and a bay window overlooking the garden. To one side is a large garden room which provides all year round extra space with French doors to the garden. The open kitchen/dining room is a particular feature of the house with French doors providing direct access onto the large adjoining terrace. The ground floor accommodation is completed by a separate study and a useful utility room. Upstairs there's a central landing, a large double bedroom with ensuite bathroom with a shower and bath, 4 further bedrooms, and a family bathroom again with both a bath and shower.

### OUTSIDE

The property is approached through wooden electric gates beyond which is a drive providing access to the detached double garage, which has power and lighting and attic storage space. The drive also offers parking and a turning area. The walled garden is another feature of the property, there is a large central lawn to one side of which is a terrace for outside entertaining and dining with a built in BBQ and an attractive garden shed. The garden has a variety of established trees, shrubs and plants.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

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

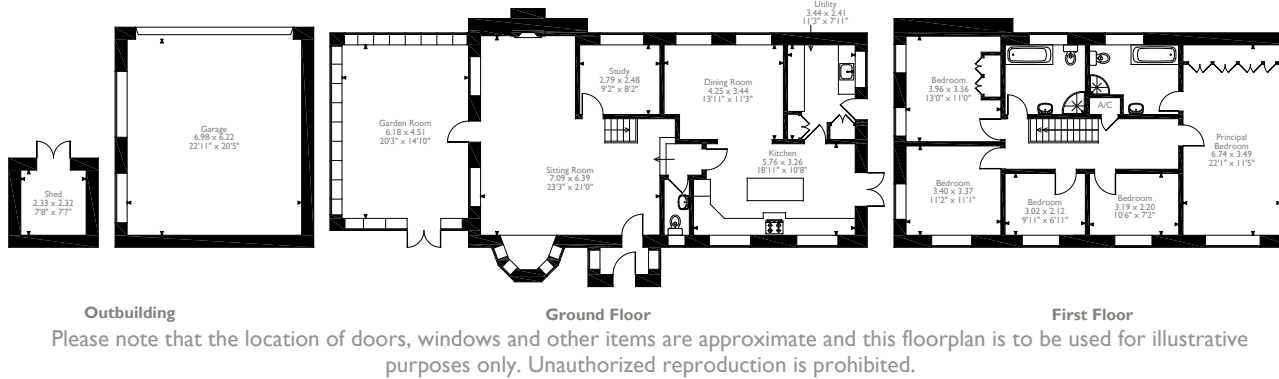
**Council Tax:** Band G

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

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



Herbage, Andover Road, Highclere  
 Approximate Gross Internal Area  
 Main House = 217 Sq M/2335 Sq Ft  
 Garage = 44 Sq M/474 Sq Ft  
 Outbuilding = 5 Sq M/54 Sq Ft  
 Total = 266 Sq M/2863 Sq Ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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