



SPRINGFIELD

Guide Price £2,500,000

Carter Jonas

SPRINGFIELD ANDOVER ROAD HIGHCLERE RG20 9PF

- Newbury town and mainline station 4 miles
- M4 (J13) & A34 in easy reach

Entrance hall · cloakroom · study · sitting room with views and access to the garden · impressive dining room · drawing room with open fire · 2 additional reception rooms · snooker room · kitchen/breakfast room · utility · ground floor shower/boot room · 6 bedrooms including a principal bedroom with dressing area and en suite · en suites to 2 further bedrooms · staircases to either end for good access · impressive 1 bedroom annexe with sitting room, kitchen and en suite bedroom · 2 impressive timber built garden huts · attractive walled frontage and electric gates · smart driveway and extensive parking · immaculate gardens of approximately 2.5 acres · Energy Rating F

SITUATION

Highclere, along with Woolton Hill, is a very popular area 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.

DESCRIPTION

Springfield is well located set back behind extensive walled frontage and offers excellent access to road links and the town of Newbury with mainline rail links. The property has been well cared for and much improved by the current owners and comprises extensive accommodation with the main house totalling almost 4,500 sq.ft. The accommodation is impressive and well maintained, a particular feature is the extensive ground floor accommodation with 4 large living areas, a fantastic dining room with an adjoining drawing room benefitting from open fires at either ends.

AN IMPRESSIVE AND SUBSTANTIAL HOUSE SET IN 2.5 ACRES OF ATTRACTIVE GARDENS. THE PROPERTY OFFERS EXCELLENT ACCOMMODATION INCORPORATING EXTENSIVE LIVING SPACE, 6 BEDROOMS, 3 WITH EN SUITE FACILITIES, A USEFUL 1 BEDROOM DETACHED ANNEXE AND VARIOUS OUTBUILDINGS. WELL LOCATED IN THIS DESIRABLE VILLAGE.



open fires at either ends. There is a large study and a generous kitchen/breakfast room with utility which leads to a family room with access to outside and to a useful boot room and ground floor shower room, a perfect area to decamp after muddy walks, of which there are many nearby. Upstairs the feeling of light, space and quality continues with 6 bedrooms, 3 benefitting from en suite facilities. There are also staircases at either end of the house giving good access to all the principal accommodation.

OUTSIDE

The property has an excellent location set back from the Andover Road and with a large grass verge and attractive brick wall with electric gates giving access to a sweeping drive which opens to an extensive parking area and turning circle with attractive centrepiece. The property offers good privacy with many mature trees around its boundary. The gardens total approximately 2.5 acres, from the back of the house there is an extensive patio, a perfect place for al fresco dining and enjoying views over the grounds and beyond to surrounding fields. The gardens provide extensive well-tended lawns and an attractive pond.

ADDITIONAL INFORMATION

Tenure: Freehold

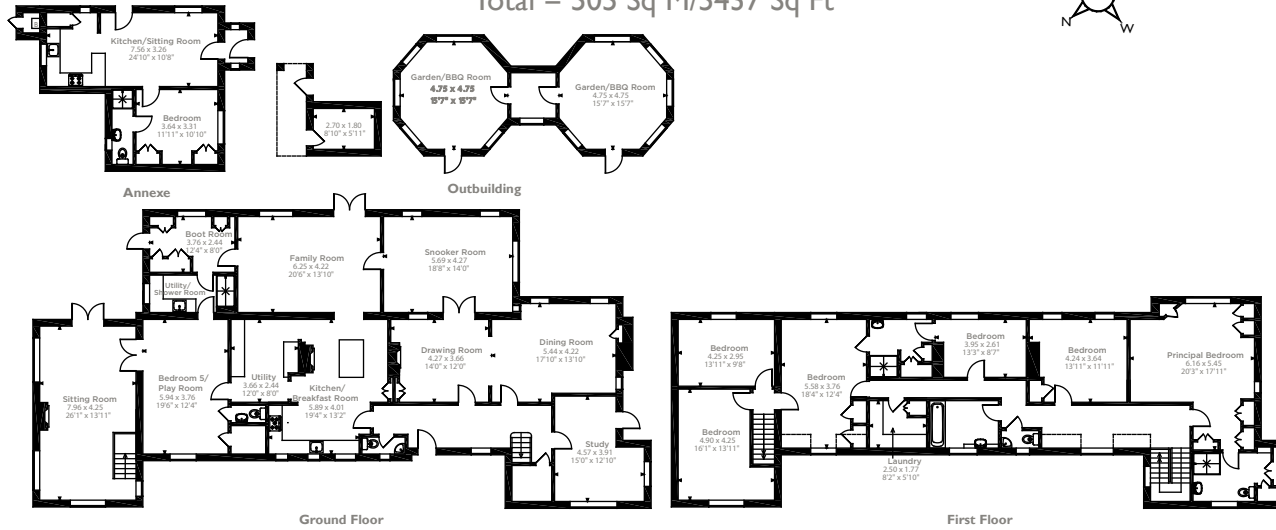
Services: Mains electricity, water and drainage, oil fired central heating

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band C



Springfield, Andover Road, Newbury, Berkshire
 Approximate Gross Internal Area
 Main House = 413 Sq M/4446 Sq Ft
 Annexe = 44 Sq M/474 Sq Ft
 Outbuilding = 48 Sq M/517 Sq Ft
 Total = 505 Sq M/5437 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		
55-68	D		
39-54	E		51 E
21-38	F	23 F	
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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