



GRIFFONS COURT

Guide Price £800,000

Carter Jonas

GRIFFONS COURT ANDOVER ROAD HIGHCLERE RG20 9QS

- Newbury town centre and train station 5 miles
- Trains to London Paddington in less than one hour
- M4 (J13) 9 miles
- A34 1.5 miles

Porch · dining hall · sitting room · kitchen/dining room · study · utility · storeroom/larder · main bedroom with ensuite bathroom · second large bedroom · shower room · large attic space · detached garage · The Old Kiln Room · The Old Pottery · terrace with a loggia · drive and ample private parking · established and very private garden · Energy Rating E

SITUATION

Griffons Court is situated in this highly sought-after village of Highclere, just inside the Hampshire border and south of Newbury. The property is situated in a secluded location yet has excellent road links via the A34 and M4 motorway. Newbury is the nearest town and is only 5 miles away. Highclere, along with Woolton Hill, is a very popular area some 5 miles to the south 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 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, which can be accessed approximately 1.5 miles away.

DESCRIPTION

Griffons Court was designed and built by the late vendors who created a very stylish and individual property. It is for sale for the first time since it was constructed and there is no onward chain.

ATTRACTIVE AND VERY INDIVIDUAL DETACHED BUNGALOW IN A SECLUDED LOCATION WITH APPROXIMATELY 1 ACRE AND SCOPE TO BE EXTENDED, SUBJECT TO PLANNING PERMISSION.



At the front of the bungalow there is an attractive porch beyond which is a dining hall. This is an inviting open space and has a bay window to the front, and ample space for a dining table. There is a double aspect sitting room with French doors to the garden and fireplace and double doors to the good sized kitchen/dining room, which has a working fireplace and French doors providing access to the covered terrace. In addition, there is a separate study, a useful storeroom/larder and a utility with a door to the garden. The main bedroom has a range of built-in wardrobes and ensuite bathroom and there is a large second bedroom which could easily be divided to create two bedrooms if required. There is a separate shower room. There is easy access to a large loft area which could be converted to provide additional accommodation if required.

OUTSIDE

A gravel drive leads past the property to a large area where there is ample private parking and access to the detached garage. The garage is constructed with a higher-than-average roof as it was designed to accommodate a tall vehicle. It currently has one main door with a workshop area to one side. The garden extends around the property to the rear, there is a detached room which is called The Old Kiln room. One of the late vendors was a potter and this room still houses the kiln. In addition there is a further building called The Old Pottery that could be used as a home office. A feature of the garden is the loggia, which adds style to the dwelling and covers the rear terrace. The garden is all grass but contains a variety of shrubs and plants and is very well screened by mature trees and hedging. In all approximately 1 acre.

ADDITIONAL INFORMATION

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: To find the property please use the following address, Griffons Court, Mount Close, Highclere, RG20 9QT and is the first drive on the left.



Griffons Court, Andover Road, Highclere, Newbury, Hampshire
 Approximate Gross Internal Area
 Main House = 222 Sq M/2389 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Outbuilding = 39 Sq M/419 Sq Ft
 Total = 290 Sq M/3120 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		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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