



2 ARKWRIGHT CLOSE
Guide Price £850,000

Carter Jonas

2 ARKWRIGHT CLOSE THE MOUNT HIGHCLERE RG20 9PD

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

Entrance hall · cloakroom · sitting room with adjoining family room · study · snug · fabulous kitchen/breakfast room · utility room · principal bedroom with en suite · 3 further double bedrooms · family bathroom · blocked paved driveway · private garden · Energy Rating D

SITUATION

2 Arkwright Close is nicely tucked away in a cul de sac location in this most sought after village of Highclere. The village, 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, which can be accessed approximately 2 miles away.

DESCRIPTION

2 Arkwright Close is a larger than average 4 bedroom detached house situated in this excellent location. The property has been in the same ownership for 15 years and during this time they have converted the garage space to create an impressive kitchen/breakfast room with adjoining utility room. The property briefly comprises an entrance hall with downstairs cloakroom, a fabulous extended sitting/family room with a lovely window seat and fireplace, an adjacent study with floor to ceiling bookcase, a snug and the kitchen/breakfast room.

RARELY AVAILABLE IS THIS EXTENDED FAMILY HOME WITH PRIVATE GARDEN AND LOCATED IN THIS QUIET CLOSE IN A MOST SOUGHT AFTER LOCATION.



This beautiful room has a range of eye and base level units, plenty of space for entertaining and has concertina doors to the garden and further door to the utility room. On the first floor there is light landing giving access to the principal bedroom with an expansive en suite bath/shower room, 3 further double bedrooms, all with build in cupboards, and the family bathroom.

OUTSIDE

The property has block paved drive to the front allowing parking for several cars. There is also a level front garden primarily laid to lawn while to the rear there is a private garden, surrounded by mature hedging, along with a garden shed and large patio area adjacent to the house.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, mains electricity and drainage.

Local Authority: Basingstoke & Deane Borough Council on - 01256 844844

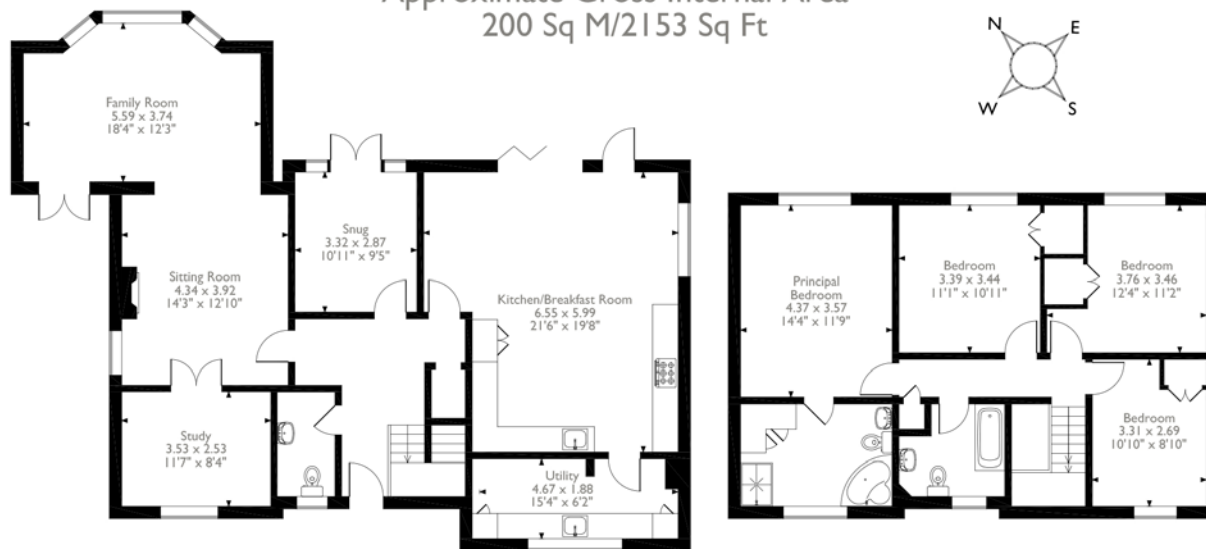
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Once in Arkwright Close the property can be found on the left hand side.



2 Arkwright Close, The Mount, Highclere
Approximate Gross Internal Area
200 Sq M/2153 Sq Ft



Ground Floor

First Floor

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		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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