



**TEWDRIC HOUSE** WESTRIDGE HIGHCLERE RG20 9RY



Situated in a quiet lane, on the edge of this highly sought after, North Hampshire village, is this substantial, six bedroom family home.

The house, on the market for the first time in twenty three years, is available with no onward chain.

You enter into a spacious reception hall from which all the main rooms lead, your eye is immediately drawn through to the open plan, kitchen/ dining area, this has plenty of space for sofas, an orangery dining area, island and French doors to the rear garden, very much the heart of the home.

There is a generous sitting room, with woodburning stove, perfect for cosying up on chilly winter evenings, and French doors to the rear garden. There is a family room and study, giving plenty of space for the whole family.

The ground floor is completed by a cloakroom and useful utility room.

On the first floor there is an amazing main bedroom suite, overlooking the garden, with ensuite bathroom and dressing room, on this floor there is a guest bedroom and ensuite and two further bedrooms served by a family bathroom.

On the second floor there are two further bedrooms, giving six in total.

The house sits in private and secluded, level gardens, with ample driveway parking and a double garage.

Planning has also been granted (22/02729/HSE) for adaptation for less able living and the house is offered for sale with no onward chain.



## AT A GLANCE

2815 Square feet/ 262 square metres

Six bedrooms

Three bath/ shower rooms

Dressing room

Sitting room

Family room

Study

25' x 22' kitchen/ dining space

Utility room

Cloakroom

Double garage

Zappi tethered car charger

Private gardens

Edge of village location

No onward chain

## UTILITIES

Mains water, electricity, and drainage.

Oil fired central heating.

EPC C

Basingstoke and Deane Council Band G

## DIRECTIONS

For sat nav RG20 9RY.

What Three Words ///

Beamed.heartless.moral

## SITUATION

The house is quietly situated in Westridge, a small lane on the edge of this highly sought after North Hampshire Village.

Open countryside walks are just down the lane and the well regarded "Red House" village pub is, similarly, within walking distance.

There is excellent state and private schooling nearby, a village shop in Woolton Hill, the next village.

For more comprehensive shopping and schooling, Newbury is nearby.



# Tewdric House, Westridge, Highclere, Newbury, RG20

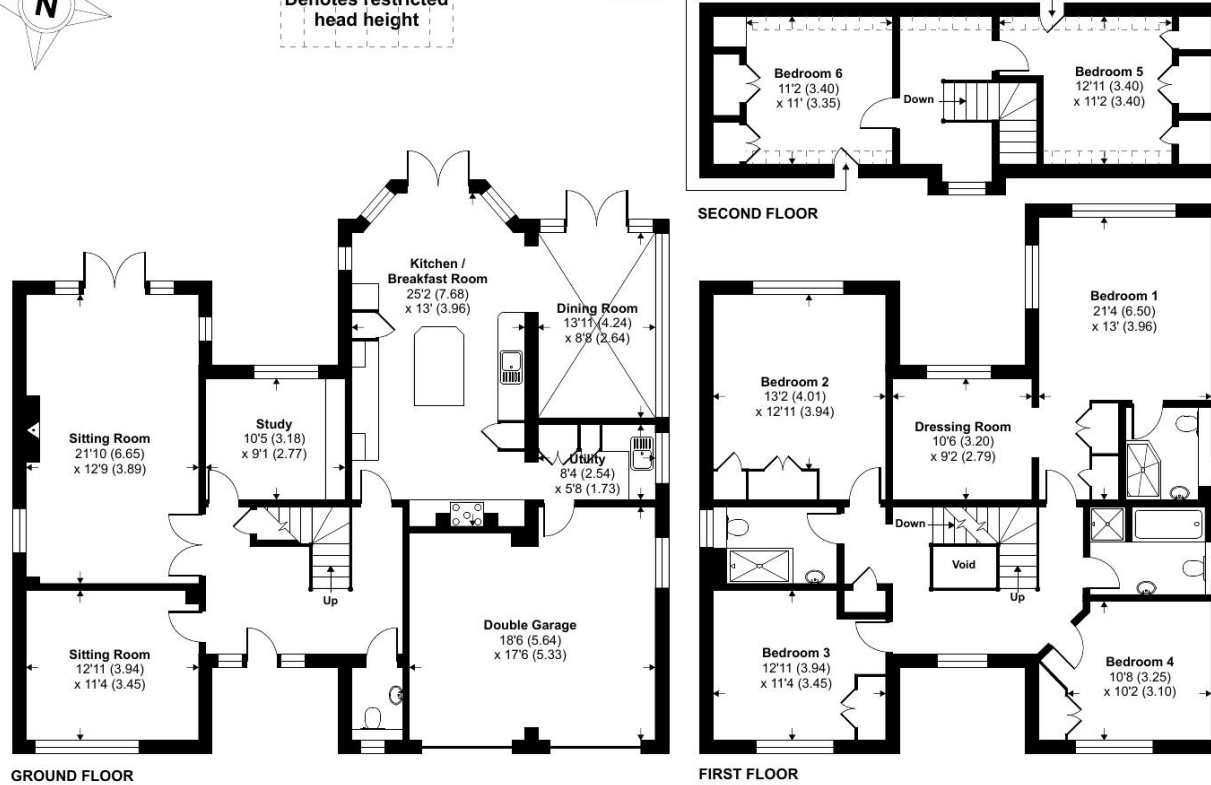
Main House = 2815 sq ft / 261.5 sq m  
 Garage = 307 sq ft / 28.5 sq m  
 Limited Use Area(s) = 54 sq ft / 5 sq m  
 Total = 3176 sq ft / 295 sq m

For identification only - Not to scale



Denotes restricted head height

Access To Eaves



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2022. Produced for Winkworth. REF: 886850

## Newbury Office

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See things differently.