



ROWAN HOUSE BURFIELD HIGHCLERE RG20 9PZ

Winkworth





## ROWAN HOUSE

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**Situated in the desirable village of Highclere, at the end of a private drive of just five sits Rowan House.**

An attractive family home with excellent layout, generous accommodation and mature gardens. The house is modern throughout and very well maintained with ample and flowing living space that also offers lots of potential to extend (STPP)

As you enter Rowan House, you're greeted with an open entrance hall, showcasing the switchback staircase and two large reception rooms at either side. The drawing room is triple aspect and welcomes the stunning garden views. There is a study, formal dining room, and the open kitchen breakfast room. This space has been well designed by the current owners to ensure there is plenty of storage space, whilst keeping the flow from the kitchen to the breakfast area. There is also a family room and utility area leading to the rear of the house.

Upstairs we have five double bedrooms with the principal being extremely well spaced and offering a very modern ensuite with a free standing bath, separate large shower and a twin basins. The second bedroom also has a generous and recently renovated en suite. The family bathroom also has a shower as well as a bath.

To the front of the house is an extensive front garden, with ample parking in addition to the double garage. Rowan House sits in almost half an acre, with mature gardens wrapping around the entire plot. To the rear is a patio area, with the rest of grounds being laid partly to lawn, formal and established shrubs and a natural tree boundary.

There is super fast fibre broadband available in the area and there are no known mobile coverage issues.

Basingstoke and Deane Council Tax Band - G  
EPC - D



## AT A GLANCE

- Large Entrance Hall
- Triple Aspect Drawing Room
- Modern Kitchen/Breakfast Room
- Formal Dining Room
- Utility Room
- Cloakroom
- Family Room
- Five Double Bedrooms
- Principal and Second Bedrooms with Modern En-Suite
- Generous Family Bathroom
- Circa 0.45 Acre Plot
- Double Garage
- Large Driveway
- Management Company to cover communal areas

## UTILITIES

Oil fired central heating  
Mains electricity, water and drainage

## DIRECTIONS

[What3words///bill.neatly.coverage](https://www.what3words.com/bill.neatly.coverage)

## SITUATION

Highclere is an extremely popular village with a well-established community situated to the south of Newbury. The village is well-known for its castle and is surrounded by some stunning countryside designated as an Area of Outstanding Natural Beauty. Attractions include the Kennet and Avon Canal, the North Hampshire Downs including Watership Down and the delightful Bourne Valley, with the area ideal for walking and cycling. The village also boasts a pretty parish church.

There are excellent schools in the area, including St Thomas' Woolton Hill, St Martin's East Woodhay, Thorngrove, Horris Hill, Cheam and St Gabriels.

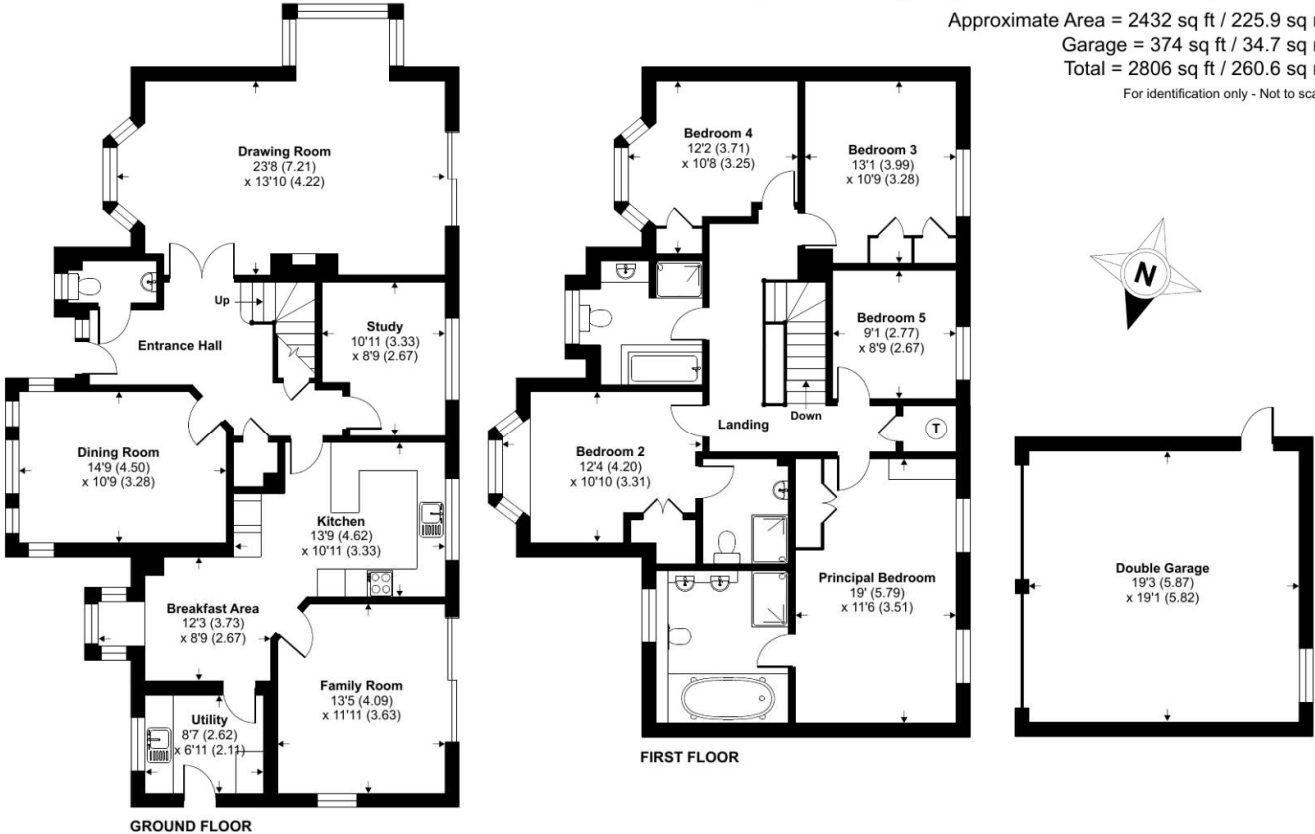
Highclere is well placed for access to the A34, and therefore the M4 and south via the A303/M3. Newbury lies 5 miles to the north, with its railway station offering regular direct services to London Paddington as well as Whitchurch 11 miles to the South with direct line into Waterloo.





# Rowan House, Burfield, Highclere, Newbury, RG20

Approximate Area = 2432 sq ft / 225.9 sq m  
 Garage = 374 sq ft / 34.7 sq m  
 Total = 2806 sq ft / 260.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheocom 2024. Produced for Winkworth. REF: 1091106



## Newbury Office

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