



SOUTH COTTAGE

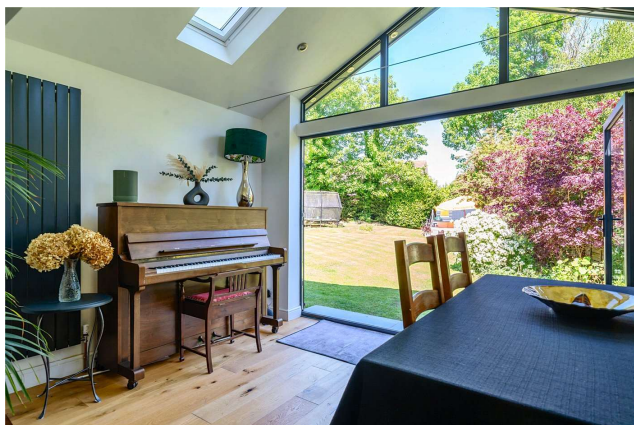
MOUNT ROAD, HIGHCLERE RG20 9QZ

A rare opportunity to purchase a three bedroom cottage in the heart of Woolton Hill, with an extremely generous rear garden, off street parking and a fantastic mix of modern and characterful features throughout.

As you enter the property via the boot room, the cloakroom is to your right. As you continue through into the cottage there is a great reception room that can be used as an extension to the kitchen or a dining room. The modern kitchen is fitted with stone coloured cabinets and integrated hob and oven. The second reception room also offers access to the front of the house and has a feature fireplace with exposed brickwork. The heart of the home is the open plan living and dining area, offering another fireplace. With hardwood floor and wooden beams, the cottage is the perfect mix of modern and character. The extension features a pitched roof with two skylights and bifold to provide the most exquisite views of the generous rear garden.

Upstairs are three bedrooms. The master benefits from built in storage and views over the garden. Bedroom two is of a great size and offers built in storage and lots of exposed beams. Bedroom three also offers built in storage. The beautiful family bathroom has a large walk in shower and separate bath surrounded by neutral tiling.

To the front of the property is a large gravel driveway surrounded by mature shrubs and trees. There is a climbing rose at the front door, maintaining the cottage feel. The rear garden is the wow factor of the home, sitting at just shy of 0.2 acres. The garden is mainly laid to lawn with a boarder of pretty flowers and shrubs. At the back of the garden is a patio area, perfect for alfresco dining. There is a shed for storage, as well as side access.



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AT A GLANCE

- Two Reception Rooms
- Dining Room
- Kitchen
- Cloakroom
- Two Double Bedrooms
- One Single Bedroom
- Modern Family Bathroom
- Large Driveway
- Generous Rear Garden

UTILITIES

The property is connected to all mains apart from gas and operates on oil central heating. There is Superfast Broadband available in the area. There are no known mobile coverage issues.

EPC - F

Basingstoke And Deane Council Tax Band - D

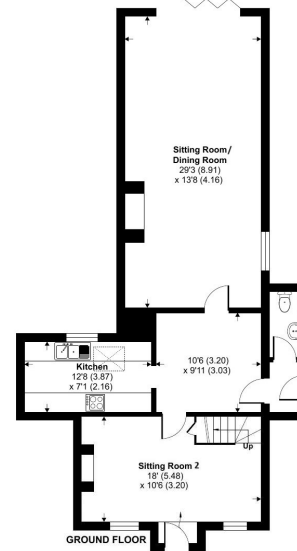
SITUATION

Woolton Hill is a highly sought after village a few miles to the south of Newbury. The A34 Newbury bypass is a few minutes' drive away, giving excellent access to the road network.

Whilst being on the edge of the village the house is within walking distance of the Woolton Hill Junior School and St Thomas' infant school, both excellent schools. Thorngrove Prep School is also nearby.

The village also has a shop, post office and popular pub. The Chase, 143 acres of open access woodland, owned by the National Trust is about half a mile away, perfect for walking the dog.

Trains can be found at nearby Newbury, with fast trains to Paddington in around 45 minutes and access to Cross Rail in Reading.

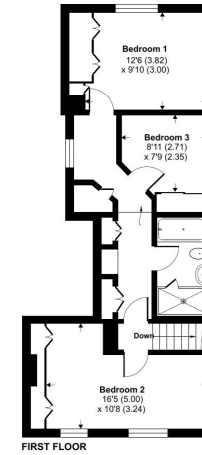


GROUND FLOOR

Mount Road, Highclere, Newbury, RG20

Approximate Area = 1446 sq ft / 134.3 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Winkworth. REF: 1258327

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