

Parkview House

Highclere, Newbury, Berkshire





A perfect family home adjacent to the historic Highclere Estate.

Newbury 5 miles (London Paddington from 46 minutes), Hungerford 9 miles, Andover 11 miles, Whitchurch 9 miles (London Waterloo from 65 minutes), Winchester 23 miles, London 65 miles (Distances and times approximate).



6



4



3

Summary of accommodation

Entrance hall | Drawing room | Sitting room | Games room | Study | Kitchen/dining room | Larder | Utility room

Two cloakrooms | Bedroom | Shower room (adjoining)

Principal bedroom with adjoining bathroom | Four further bedrooms | Family bathroom | Shower room

Large attic with planning permission (now expired) for conversion to further accommodation

Garden and Grounds

Double garage with stores | Sheds and workshop | Greenhouse

Swimming pool with pool house and sauna

Formal garden | Grounds and woodland

In all about 4.00 acres

Situation

Times and distances are approximate



M4 (J13) 10 miles
A34 1.5 miles



Southampton Airport 40 miles
London Heathrow 45 miles



Thorngrove
Brockhurst & Marlston
Horris Hill | Elstree
Cheam
Farleigh
Downe House
St Gabriel's
St Bartholomew's
Marlborough College
Radley College
St Swithun's
Winchester College
Abingdon School



The Woodspeen Restaurant at
Woodspeen

Malverleys at East End

The Jack Russell at Facombe

The Red House at Highclere



Shopping and recreational
needs can be found in the
neighbouring villages of
Woolton Hill and Ball Hill with
more extensive services in
nearby Newbury and Hungerford



Sandford Springs Golf Club
Donnington Valley Golf Club



The Watermill Theatre at Bagnor
The Corn Exchange at Newbury
Highclere Castle



There are numerous walks and
bridleways within the area as
well as easy access to The
Chase, Beacon Hill and
Watership Down



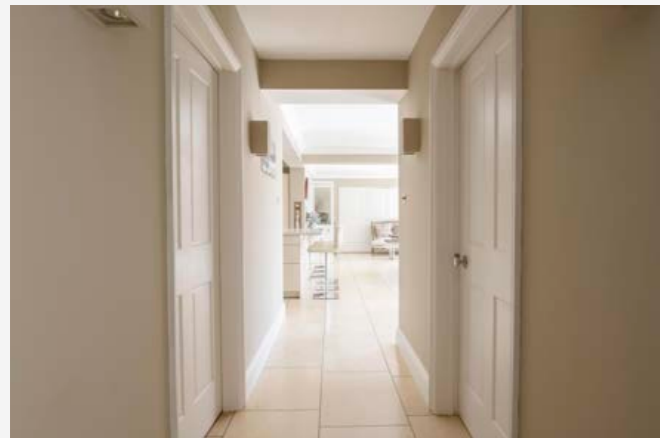
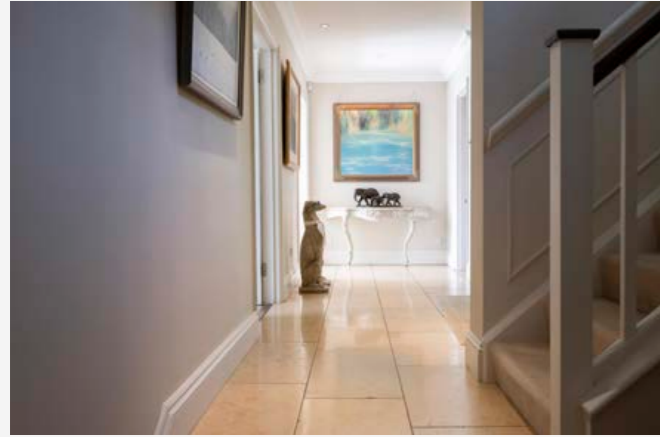
Parkview House

Dating from the early 1930's this handsome house provides wonderfully light and sunny accommodation over two storeys with southeast views over its garden and grounds to the spire of Highclere church beyond. The property has been refurbished with great attention to detail.

The large entrance hall leads to a fantastic kitchen/dining area with two sets of bi-fold doors opening onto the terrace. Double doors to the adjoining sitting room can be opened to further extend the entertaining area. There is an elegant drawing room with a bay window as well as a spacious games/play room.

The bedrooms are all generously sized with the principal bedroom having a balcony and views over the gardens. The attic has planning permission (now expired) to create a second floor comprising of two bedrooms, a study and an adjoining shower room.

Located on the edge of Highclere, the property has lovely views over its own land and beyond to the Highclere Park Estate. It is also within the North Wessex Downs Area of Outstanding Natural Beauty.







Outside

The garden and grounds surround the house to all sides and there is a swimming pool with a pool house incorporating a sauna. At the southern end of garden, beyond the wild meadow, there is an area of woodland with a stream running through.



Property Information

Services:

Mains water, electricity and drainage, oil heating.

Tenure:

Freehold.

Local Authority:

Basingstoke and Deane Borough Council

Council Tax:

Band G

EPC:

Band E

Postcode:

RG20 9RG

what3words:

[//tidal.outlawing.dreams](#)

Viewings:

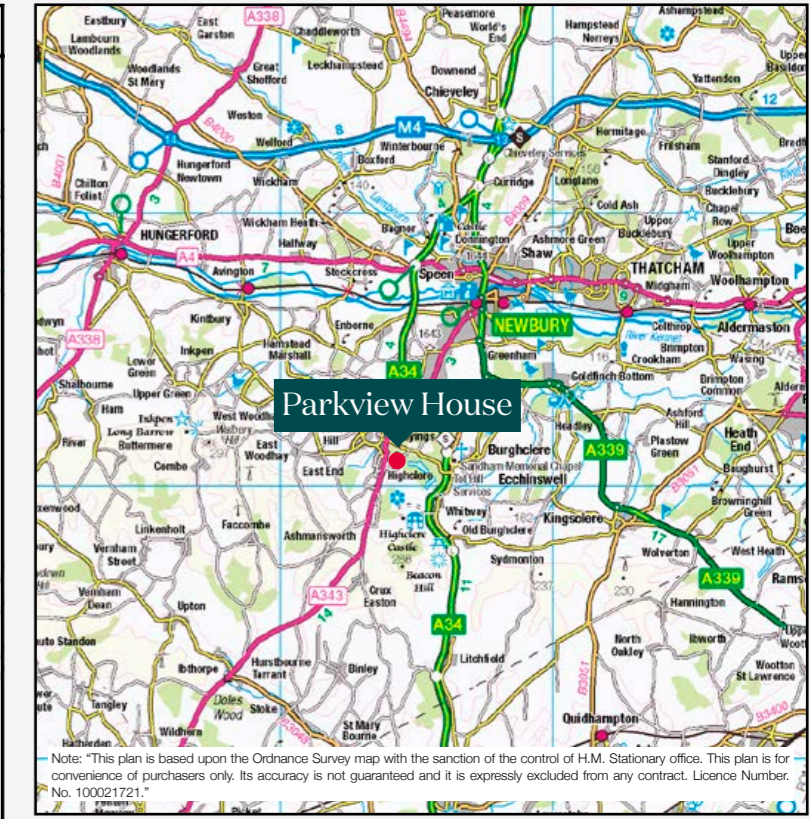
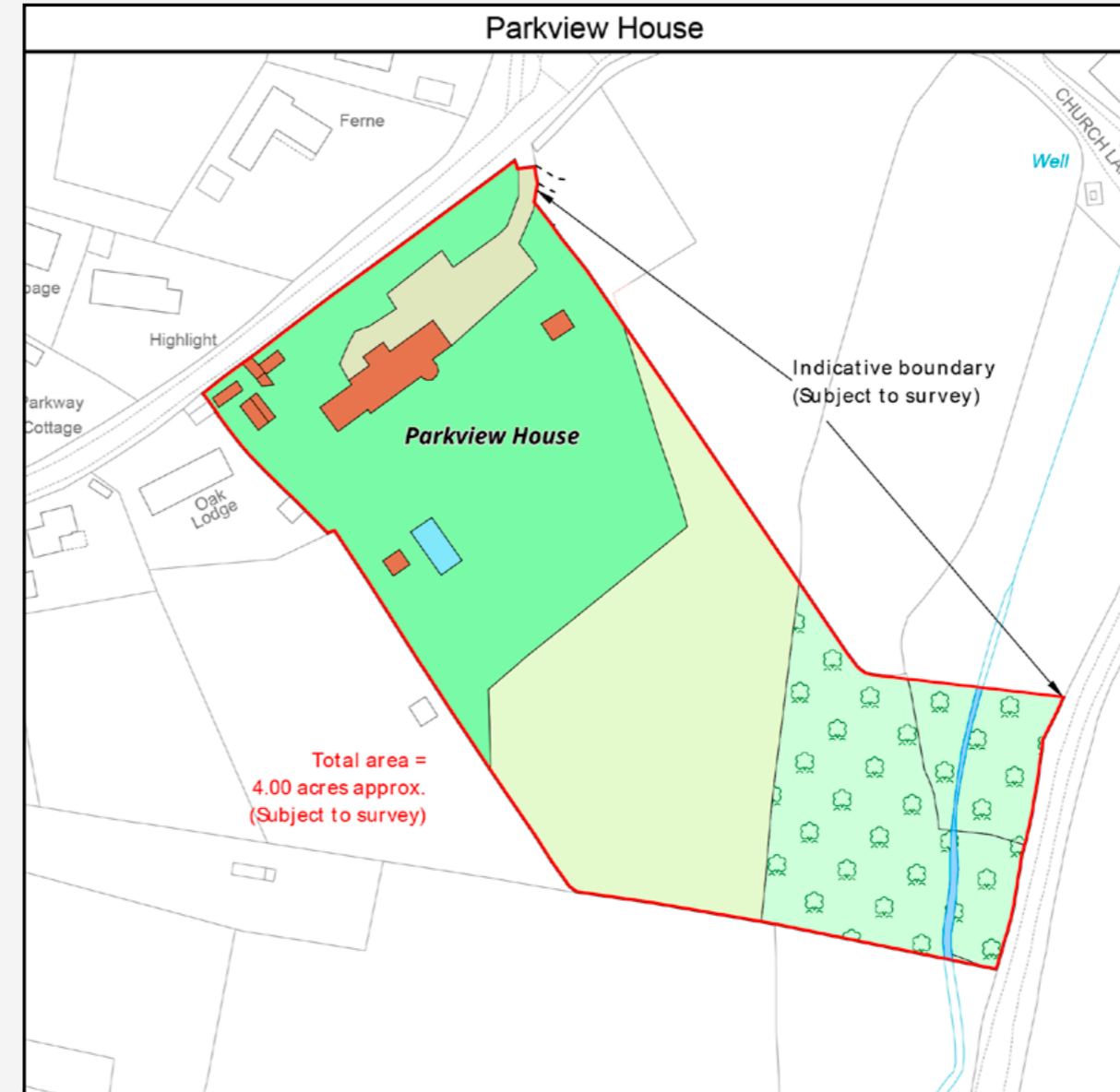
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

FLOORPLANS

Approximate Gross Internal Floor Area
 House: 403 sq m / 4,335 sq ft
 Garage: 36 sq m / 391 sq ft
 Outbuilding: 72 sq m / 780 sq ft
 External Stores: 17 sq m / 181 sq ft
 Total: 528 sq m / 5,687 sq ft



PROPERTY INFORMATION



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk		Date: 22:07:24 Drawn By: CW Scale: 1:1500 @ A4 Plot Ref: 18999
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