

On Sunset, Highclere, Hampshire



A newly built home with wonderful rural views.

On Sunset is a fantastic modern house built to a high standard with great attention to detail, including solid oak doors, data hard wiring and a speaker system. The property benefits from beautiful views across the Highclere Estate and well placed with excellent communications.

Postcode: RG20 9EW

Directions: [what3words ///cheerilyviewer.listings](#)

Services

Mains electricity and water. Private drainage (treatment plant). Air source heating with underfloor heating on the ground and first floor.



Guide price: £950,000

Tenure: Available freehold

Local authority: Basingstoke And Deane

Council tax band: F





On Sunset

The versatile accommodation has well-proportioned and light rooms, including an impressive kitchen/dining room with an island, utility room and bi-fold doors leading on to a sheltered terrace.

A large entrance hall leads to an attractive sitting room with a woodburning stove and to a study/bedroom four.

There is a principal bedroom with a shower room, two bedrooms, and a family bathroom on the first floor.

The garden is laid to lawn with a large south-facing terrace and views over the countryside to the rear. The property is approached via a pair of electric gates leading to a gravelled drive. The double garage is insulated and has electric doors. Subject to planning, it may be possible to convert the space above or the whole building into additional accommodation. There is a 10-year guarantee on the property.



Hampshire

On Sunset is an impressive new home situated on the edge of Highclere, to the south of Newbury. The village has a shop, a nearby pub and a church, with Newbury having a wide range of shopping and recreational facilities.

Communications are excellent, with trains from Newbury to Paddington and Whitchurch to Waterloo taking 50 and 60 minutes, respectively. The property is well placed for the A34, which provides fast access to junction 13 of the M4 and Oxford to the north. The M3 and A303 are easily reached to the south.

Many popular state and independent schools in the area include Horris Hill, Thorngrove, Cheam, St Gabriels and Downe House.



Approximate Floor Area = 144.5 sq m / 1,555 sq ft
Garage = 32.4 sq m / 349 sq ft
Total = 176.9 sq m / 1,904 sq ft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated Summer 2023 & November 2023.

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