



10 Wheelwrights, Highclere, RG20 9QW



A spacious 4/5 bedroom modern family house which is very well-presented and situated in the beautiful village of Highclere

- Built in 2007 to a very high standard
- Extended by the current owners in 2011
- Kitchen/Breakfast room with family area leading to the garden
- Utility Room
- Sitting room with woodburning stove and patio doors
- Cloakroom
- Family room
- Study
- Master bedroom with en suite, large dressing room which was converted from bedroom 4. This could be converted back into a bedroom again.
- Guest bedroom with en suite
- 2 further bedrooms
- Family bathroom
- Driveway providing off-road parking
- Double garage
- Enclosed rear garden laid to lawn with a terrace wrapping around the property. There are patio doors leading to the garden from the sitting room and kitchen.



Services

- Mains water, electricity and drainage. Oil fired central heating. Concrete floors upstairs and downstairs with underfloor heating throughout.
- Sky fibre max and Vodafone superfast broadband are available.
- Council tax – Band G £2,640.24
- Local authority: Basingstoke & Deane. Telephone 01256 844844



Local Information

- Wheelwrights is situated in the village of Highclere and surrounded by beautiful countryside and woodland. The village has The Red House pub and Thorngrove school, the neighbouring village of Woolton Hill has the well-regarded St Thomas Infant School and Woolton Hill Junior School. Woolton Hill also has a village shop and post office, pub, church, village hall and playground.
- Newbury is 5 miles away, the A34 is about a mile away which also provides access to the M4 (J13), giving access to the West Country, London and airports.
- Newbury Station is about 5 miles away, there are regular services to London Paddington taking approximately 50 minutes.
- Crossrail services from Reading: From December 2019, two Elizabeth line trains an hour (four an hour at peak time) will allow passengers to travel right through central London without having to change trains.
- There are a wide range of schools in the area, including Thorngrove which is within walking distance, Elstree, St Andrew's, Brockhurst & Marlston House, Cheam, Bradfield, Down House and Pangbourne College.


(All times and distances are approximate)





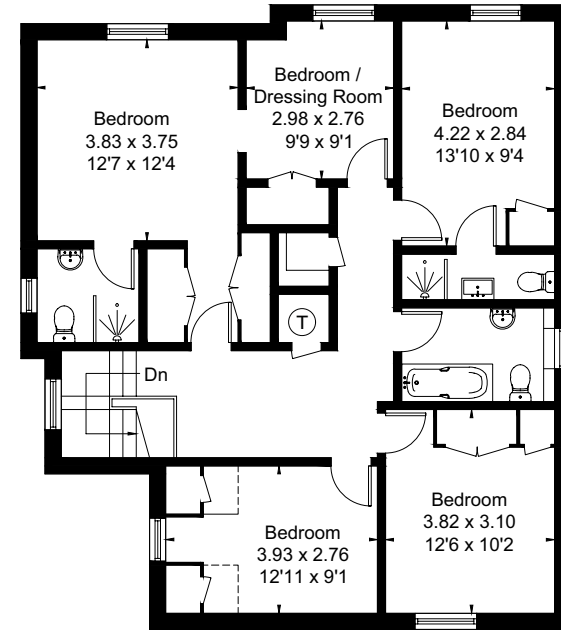
Approximate IPMS2 Floor Area = 212.8 sq m / 2290 sq ft
 Garage = 34 sq m / 366 sq ft
 Limited Use Area = 4.4 sq m / 47 sq ft
 Total = 251.2 sq m / 2703 sq ft



 = Reduced head height below 1.5m



Ground Floor



First Floor



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 Berkshire, RG7 5TX



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

