



KEELS BARN

HIGHCLERE



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A wonderful family home set in beautiful gardens and grounds in this sought-after location within the village of Highclere.

- Entrance hall
- Cloakroom
- Drawing room
- Sitting room
- Study which steps down to oak framed garden room
- Kitchen/breakfast room
- Larder
- Playroom
- Utility with additional cloak room
- 4 double bedrooms
- 2 bathrooms
- Double carport with storage space above
- Barn with separate workshop
- Sweeping driveway

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Gardens and grounds extending to approximately one acre



Keels Barn

Keels Barn originally dates back to 1957, the house has had a number of changes throughout the years, including those made by the current owners who have spent the last 35 years there. The carport was built in 1985, a larger kitchen was created in 2008 and an oak framed extension to the study in 2010. Planning permission was also granted in 2014 but now lapsed, to create a 1st floor bedroom extension and living space above the garage.

The house is beautifully approached by a sweeping driveway which also leads to the carport. Keels Barn is immaculately presented throughout, the house offers versatile accommodation with good sized rooms which overlook the beautiful south-facing gardens of approximately an acre surrounding the property.

Local Information

- Keels Barn is situated in Pantings Lane in the village of Highclere and surrounded by beautiful countryside and woodland. The village also has the benefit of The Red House and The Yew Tree pub and restaurants. Thorngrove, which is an independent family prep school is within walking distance. The neighbouring village of Woolton Hill has the well-regarded

St Thomas Infant School and Woolton Hill Junior School. Woolton Hill 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 provides access to the M4 (J13), the West Country, London and airports.
- Newbury Station is about 5 miles away, with 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 through to central London without having to change trains.
- There are a wide range of schools in the area, including Thorngrove, St Gabriels, Elstree, St Andrew's, Brockhurst & Marlston House, Cheam, Bradfield College, Downe House and Pangbourne College.
- (All times and distances are approximate)



Services

- Mains water, electricity and drainage. Oil fired central heating.
- BT and Sky superfast broadband are available.
- Council tax – Band G £2,755.32
- Local authority: Basingstoke & Deane.
Telephone 01256 844844
- Sat Nav for RG20 9PS

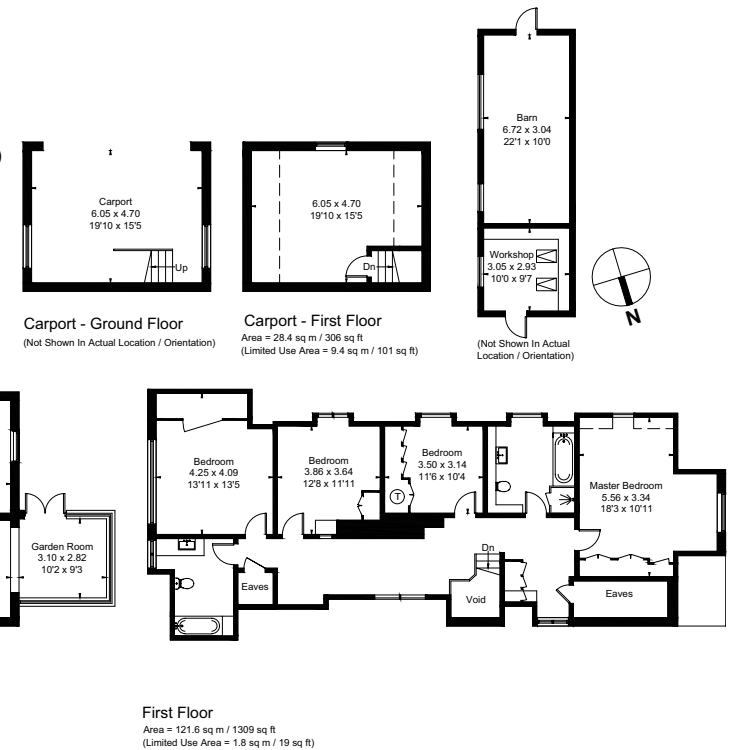
Fixtures And Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate Floor Area = 309.8 sq m / 3335 sq ft (Excluding Void)
 Carport = 28.4 sq m / 306 sq ft
 Barn / Workshop = 29.9 sq m / 322 sq ft
 Total = 368.1 sq m / 3963 sq ft
 Including Limited Use Area (4.6 sq m / 108 sq ft)



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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.