



BARNCOURT, STAR LANE, HIGHCLERE

Guide Price £985,000

Carter Jonas

BARNCOURT STAR LANE HIGHCLERE RG20 9PL

- Newbury town and mainline station 4 miles,
Paddington within an hour
- M4 (J13) and A34 in easy reach

Porch and entrance hall with feature spiral staircase ·
3 reception areas · 4 bedrooms, including a principal
bedroom with ensuite · cloakroom and family bathroom
· kitchen and utility · attached self-contained annexe with
kitchen, sitting room and 2 further bedrooms · double
garage · delightful private gardens of 0.35 acres · sought
after private location in a wonderful village · Energy Rating
D

SITUATION

Highclere, along with Woolton Hill, is a very popular area
some 5 miles to the south west of Newbury. They form
a scattered community that is surrounded by attractive
countryside, which includes the Highclere Castle Estate
and The Chase, a delightful area of woodland much used
for local recreation and owned by The National Trust.
Communications from here are very good both by road
and rail, particularly since the opening of the Newbury
western by-pass, which can be accessed approximately 1.5
miles away.

DESCRIPTION

Barncourt is a well presented individually built family
house offering good quality, flexible accommodation.
The ground floor offers a large and welcoming entrance
hall with an impressive spiral staircase, to the right side
there is a cloakroom and access to the generous principal
bedroom with ensuite bathroom. The entrance hall then
opens to short steps and double doors accessing the
gardens. On the left side there is a well-equipped kitchen
and useful utility room and beyond a formal dining room
and a well-proportioned, characterful sitting room with
open fire and views over the garden.

AN IMPRESSIVE ARCHITECTURALLY DESIGNED DETACHED FAMILY HOME WELL LOCATED IN A PEACEFUL AND PRIVATE PART OF THIS SOUGHT AFTER VILLAGE. THE PROPERTY BENEFITS FROM EXTENSIVE AND FLEXIBLE LIVING SPACE AND ANNEXE AREA, UP TO 6 BEDROOMS, FABULOUS PRIVATE GARDENS, DOUBLE GARAGE AND GENEROUS PARKING.



Upstairs the feeling of quality and space continues with 3 comfortable bedrooms, family bathroom and two areas of useful loft space. Attached to the right hand side of the property is a useful annexe, fully self-contained with sitting room, kitchen, 2 bedrooms and bathroom giving additional and flexible accommodation for teenagers, extended family or guests with its own private garden and rental income potential.

OUTSIDE

The location and gardens of Barncourt are a particular feature with an impressive private plot of 0.35 acres, to the front there is additional parking part way down the drive before a gravel parking area leads to the double garage. At the rear the well maintained and beautifully stocked gardens offer a lovely patio seating area from the house to generous level lawns with shrubbed borders, planting areas and excellent privacy.

NB: Please note the owner of this property is a Partner of Carter Jonas

ADDITIONAL INFORMATION

Services: Mains electricity, water and drainage, oil fired central heating

Local Authority: Basingstoke & Deane Borough Council
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 9PL. Driveway entrance off Star Lane What3words storms.hoped.dormant



Barncourt, Star Lane, Highclere
 Approximate Gross Internal Area
 Main House = 178 Sq M/1916 Sq Ft
 Annexe = 71 Sq M/764 Sq Ft
 Garage/Storage = 37 Sq M/398 Sq Ft
 Total = 286 Sq M/3078 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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