



**LIMES**

Guide Price £595,000

**Carter Jonas**



## **LIMES WESTRIDGE HOUSE STAR LANE HIGHCLERE RG20 9PL**

- Newbury town and station 4 miles - mainline to London Paddington 45mins
- Whitchurch station 11 miles - mainline to Waterloo 1 hour
- Good access to A34, M4 (J13) and M3 (J6)

Entrance hall and cloakroom · living room · orangery · high quality kitchen/diner with doors to the garden · 2 double bedrooms including a principal suite · beautifully finished main bathroom with double sinks · private parking and garage · A perfect lock and leave · Energy Rating C

### **SITUATION**

Limes is part of Westridge House, a bespoke, high quality development of just 4 village houses well tucked away off Star Lane, Highclere. The village is situated in a peaceful and popular area some 4 miles to the south of Newbury 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 partly 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**

The property has been improved and well cared for by the current owners and benefits from a high quality finish with character features. The entrance hall offers a cloakroom and gives access to a quality kitchen/diner with double doors to the delightful gardens. There is a comfortable living room and Orangery, a well-built sizable room with views and additional access onto the garden.

**AN IMPRESSIVE AND VERY HIGH QUALITY COTTAGE STYLE VILLAGE HOUSE LOCATED IN A LOVELY SPOT IN THIS HIGHLY DESIRABLE VILLAGE TO THE SOUTH OF NEWBURY. BENEFITING FROM LIVING ROOM WITH ORANGERY AND KITCHEN/DINER, 2 DOUBLE BEDROOMS INCLUDING ENSUITE, PRIVATE PARKING AND GARAGE.**





Upstairs the feeling of light space and quality continue with 2 comfortable bedrooms, the principal bedroom benefitting from an ensuite shower room. The accommodation is completed by an impressive main bathroom with bath and double sinks.

### OUTSIDE

The property is approached via a gravel drive which leads to a private area of parking and a garage. The rear garden does not disappoint and completes this outstanding property with a large good quality stone patio courtyard style garden with pretty shrubbed borders. The garden offers peace and privacy with low maintenance.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

**Local Authority:** Basingstoke & Deane Borough Council

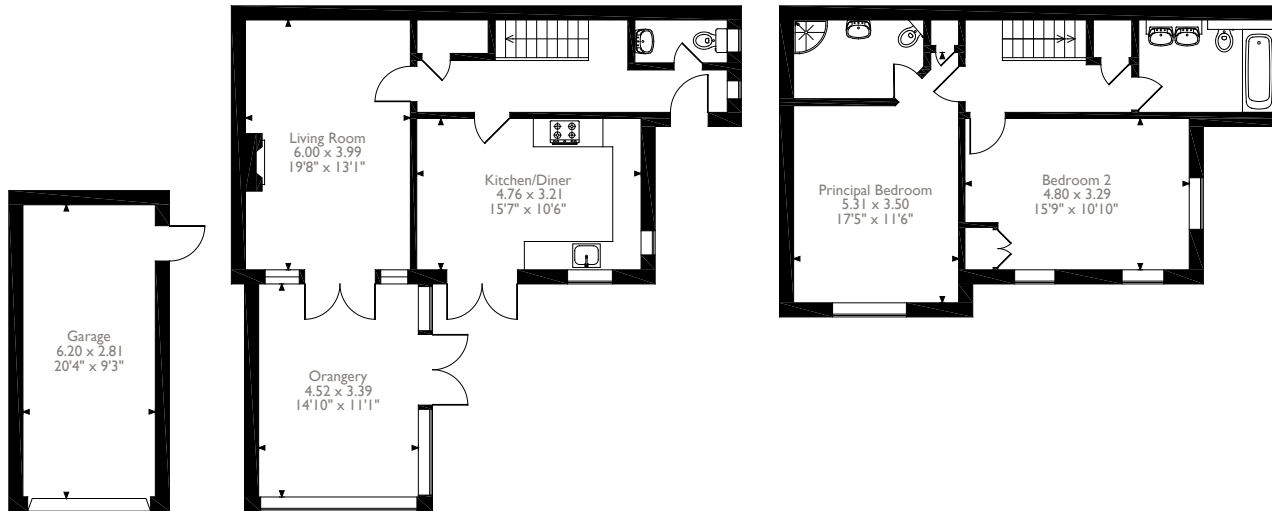
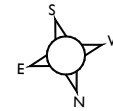
**Council Tax:** Band D

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 9PL



Limes, Westridge House, Star Lane, Highclere  
 Approximate Gross Internal Area  
 Main House = 115 Sq M/1238 Sq Ft  
 Garage = 17 Sq M/183 Sq Ft  
 Total = 132 Sq M/1421 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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