



Woodbine Cottage Andover Road Highclere Newbury RG20 9QS

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Price Guide: £470,000 Freehold



**The most delightful Victorian cottage offering an abundance of character in one of the region's most sought-after villages**

- Traditional entrance porch
- Living room with lovely fireplace
- Large dining room
- Fitted kitchen
- Rear lobby & cloakroom
- Garden room & utility area
- Charming flat with mezzanine
- Master bedroom
- Two further adjoining bedrooms
- Family bathroom
- Off street parking
- Delightful generous gardens & vegetable patch
- Outside kitchen with barbecue
- Planning permission to extend
- Excellent access to M4 motorway

### Location

Woodbine Cottage is in the heart of Highclere in North Hampshire 4½ miles to the south of Newbury where Highclere Castle (the home of Downton Abbey) is located. Newbury Bypass gives very good access to the A34 and the M4 at junction 13. The countryside around Highclere is stunning, in particular the hills to the south with Beacon Hill and Watership Down. Newbury is an expanding and popular town with excellent local facilities including the nationally renowned Watermill Theatre and Newbury Racecourse.



 **jones robinson**

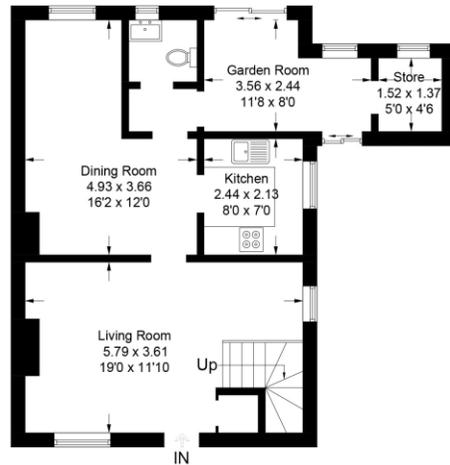
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Character in abundance with a self-contained studio flat

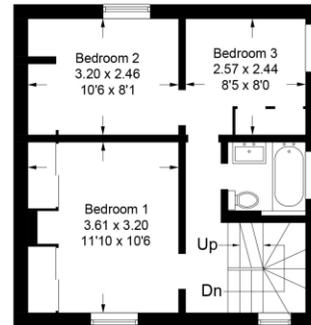
Paul Hodgson

## Woodbine Cottage

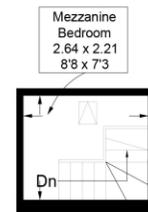
Total = 129.1 sq m / 1390 sq ft



Ground Floor



First Floor



Mezzanine



Studio  
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID409378)

## Description

This delightful Victorian cottage was originally built in 1875 and has seen considerable improvement and some extension in recent years and now benefits from an additional studio flat. The accommodation comprises entrance porch, delightful living room with a fireplace, a generous dining room, fitted kitchen, rear lobby, cloakroom, garden room and utility area on the ground floor with a master bedroom and two interconnecting bedrooms and a family bathroom on the first floor. The modern oil fired combi boiler fires the heating system and provides instant hot water. There is an old outhouse in the garden with a beautifully converted apartment with shower/WC and a mezzanine bedroom with drop-down ladder, providing additional accommodation.

## Outside

There is parking for three cars off the road at the side of the cottage and the 120' long rear gardens are absolutely delightful. There has been considerable investment and effort put into making this area a lovely, tranquil garden, full of a variety of plants & shrubs, a vegetable garden, a winding footpath and ornamental features. A raised patio which sees the afternoon sunshine lies adjacent the rear of the cottage where there is an outside kitchen with barbeque, rotisserie and Belfast sink; a perfect entertaining area.

Planning permission has been granted for the erection of two storey side, single storey rear and first floor rear extensions. Basingstoke and Deane Ref: 17/01477/HSE



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# Woodbine Cottage Andover Road Highclere Newbury RG20 9QS



## Directions

From our offices turn left and continue to the St Johns roundabout. Take 3rd turning Andover Road and continue for approximately for 4 miles to the village of Highclere. Woodbine Cottage can be found after a short distance on the right hand side.

## Services

Electricity and water are connected. Oil fired central heating. Private drainage.

All enquiries please to the Newbury office -  
 118 Bartholomew Street  
 Newbury  
 Berkshire RG14 5DT  
 Tel: 01635 35010  
 Fax: 01635 523219  
 Email: [sales@jonesrobinson.co.uk](mailto:sales@jonesrobinson.co.uk)  
[www.jonesrobinson.co.uk](http://www.jonesrobinson.co.uk)

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	57
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC  
 England, Scotland & Wales

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All measurements are approximate.

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