



## MUNDEY COTTAGE

Guide Price £895,000

Carter Jonas



## MUNDEY COTTAGE STAR LANE HIGHCLERE RG20 9PL

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

Covered porch and entrance hall with turned staircase  
· 3 reception areas · 4 bedrooms, including a principal bedroom with dressing room and ensuite · cloakroom and family bathroom · impressive kitchen/diner with utility room · garage store/car port · delightful private south facing gardens · well located in this wonderful village · Energy Rating D

### SITUATION

Highclere, along with Woolton Hill, is a very popular area 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 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

A well presented individually built family house offering good quality and spacious accommodation. The ground floor offers a long welcoming entrance hall leading through the house and accessing all principal accommodation. To the right the hallway opens to a lovely dining room and side lobby area giving stairs to the first floor and access to a useful ground floor cloakroom and side door leading to the gardens. At the back of the house there is a wonderful sitting room, a generous double aspect room with attractive fireplace and wood burning stove. A particular feature of the property is the kitchen/diner, with space for dining and relaxing with bifold doors and additional double doors giving views and access over the gardens.

**AN ATTRACTIVE AND WELL PRESENTED DETACHED FAMILY HOME WELL LOCATED IN A PEACEFUL AND PRIVATE PART OF THIS SOUGHT AFTER VILLAGE. WITH EXTENSIVE AND LIVING SPACE INCLUDING LOVELY SITTING ROOM, KITCHEN/DINER, DINING ROOM AND 4 COMFORTABLE BEDROOMS. PRIVATE SOUTH FACING GARDENS, GARAGING AND GENEROUS DRIVEWAY.**





This room also gives access a useful utility with further access to outside. Upstairs the feeling of quality and space continues with 4 comfortable bedrooms, including an impressive principal bedroom with dressing room and ensuite and family bathroom with separate bath and shower.

### **OUTSIDE**

From the front the house provides a smart gravel driveway with ample parking and access to a garage/car port for sheltered parking and storage. Access to the rear can be obtained from either side of the house with a gated access on the right side and a useful large, gravelled area to the left with oil tank storage. The southerly facing rear gardens are delightful, offering good privacy and beautifully tended level lawns. There is a patio leading from the house for alfresco dining and well stocked borders with an established and colourful range of plants, shrubs and evergreens, all adding to the relaxing and peaceful setting.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

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

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

**Council Tax:** Band F

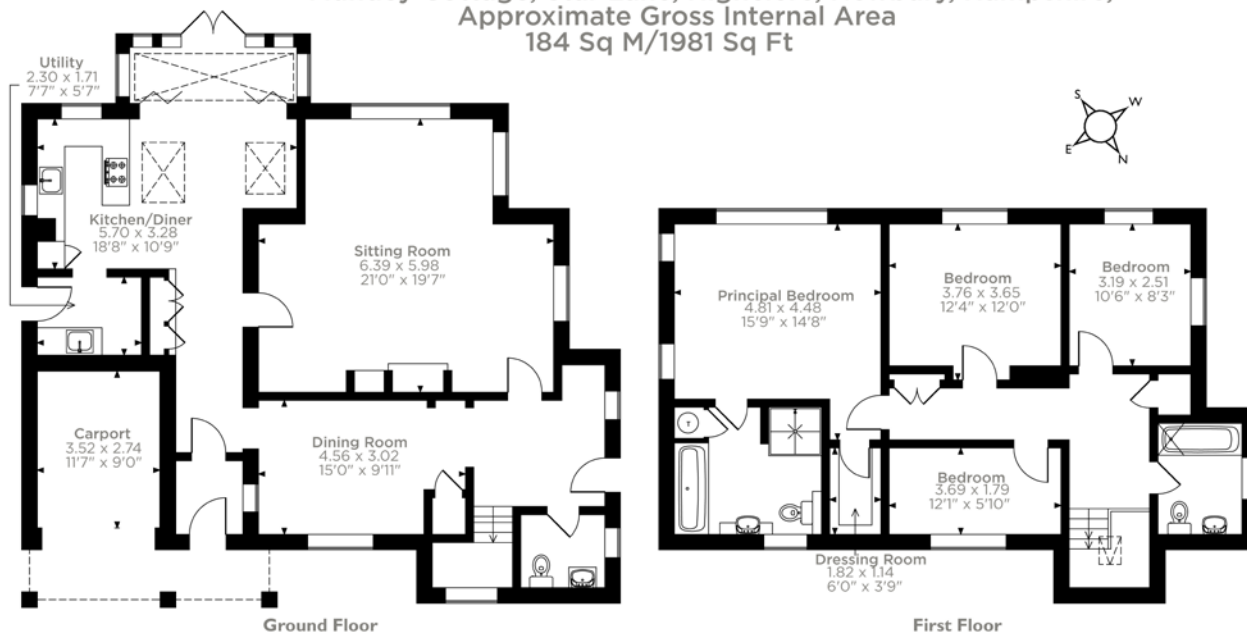
**Viewing:** By prior appointment through the Newbury office  
01635 263010

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





Munday Cottage, Star Lane, Highclere, Newbury, Hampshire,  
Approximate Gross Internal Area  
184 Sq M/1981 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		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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