

Springfield, Highclere,
Nr Newbury, Hampshire



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An impressive family house totalling over 5500 sq. ft of modern light filled accommodation overlooking generous gardens and grounds of 4.5 acres

Springfield is a substantial and versatile country house set within approximately 4.5 acres of beautifully maintained grounds in the highly sought-after village of Highclere, renowned for its picturesque green surroundings and association with Downton Abbey.

The accommodation is arranged over two floors and is both generous and adaptable. On the ground floor, a well-appointed kitchen and breakfast room features painted wooden units, solid work surfaces, an island breakfast bar and two ovens, creating a practical yet sociable space. This area flows seamlessly into a rear-aspect dining room, which opens out onto a south-east facing terrace overlooking the garden and a charming small lake. In addition, there is a spacious sitting room, an elegant drawing room, a comfortable family room and a large home office, providing ample space for both everyday living and entertaining. Upstairs, the first floor offers six bedrooms, one of which is currently used as a dressing room. Two of the bedrooms benefit from en suite facilities, while the principal bedroom is particularly generous in size and enjoys an abundance of fitted storage. A family bathroom, separate WC and a walk-in store complete the accommodation on this floor.

In addition to the main house, there is a well-designed self-contained annexe comprising a bedroom with en suite shower room, a sitting room and a kitchen. Nicely separated from the main residence, it provides ideal accommodation for guests, staff or potential rental use.

Springfield is approached through smart electric gates via a sweeping gravel driveway culminating at the front of the house with parking for plenty of vehicles. The gardens and grounds are fully mature, and Springfield sits comfortably in its plot. The gardens benefit from large sweeping lawns, punctuated by mature specimen trees and a small lake as a delightful focal point to the cultivated garden. The lake has been recently renovated and fenced off for family safety. A detached barbeque room and garden room create an excellent space for outdoor entertaining. There is an attractive period brick wall which originally formed part of a formal vegetable garden connected to Highclere castle. Beyond this wall is a large flat area of meadowland which is an excellent place for children's activities, domestic livestock or a wildflower meadow.

5,555 sq ft (516 sq m) | Freehold
6 bedrooms | 7 reception rooms
Annexe | Outbuildings
Enclosed lake | 4.5 acres of grounds

Guide Price £2,600,000

Location

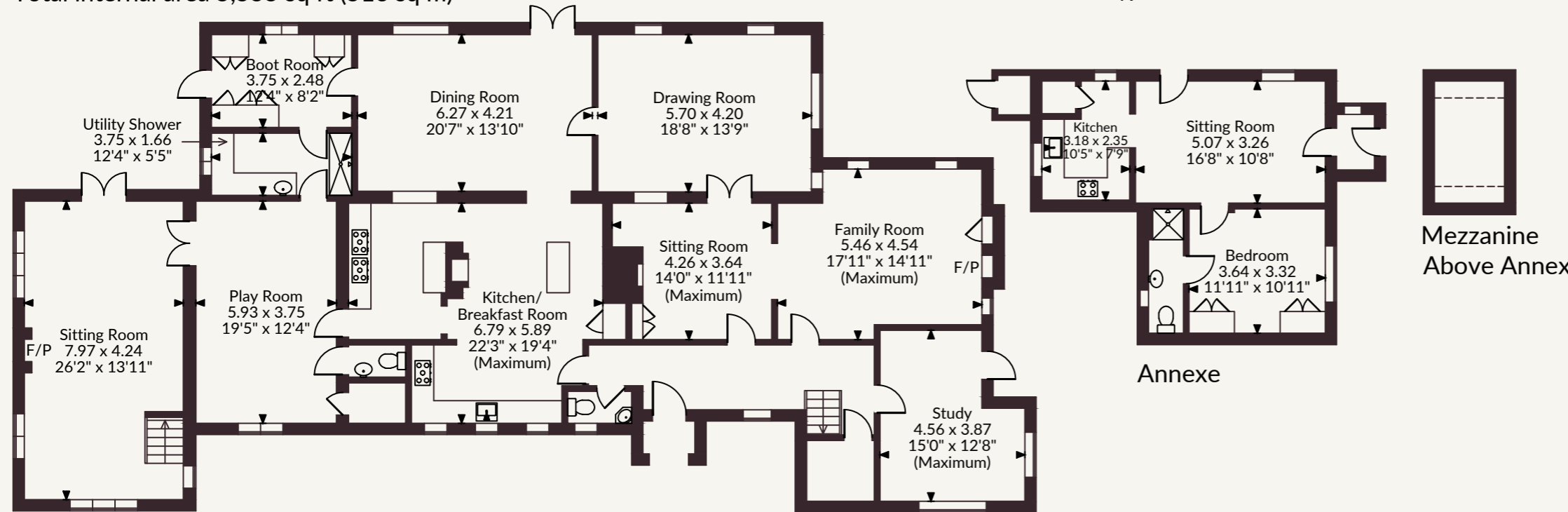
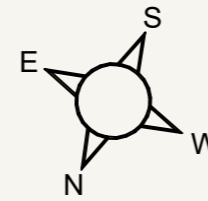
The property is situated in Highclere, a very popular village on the Hampshire/Berkshire borders, set in an Area of Outstanding Natural Beauty and surrounded by beautiful rolling countryside. There is a thriving local community, and good local facilities with a pub, farm shop, village hall and beautiful church in the village itself, as well as highly regarded schools. Nearby Newbury offers a wide range of facilities catering for most daily needs, including Tesco and Waitrose supermarkets and an extensive range of shops, cafes and restaurants, as well as leisure facilities including Newbury racecourse and the Watermill Theatre. Andover and Winchester are also within easy reach. Communications in the area are excellent, with easy access to the A34/M4 and A303 linking with London and the West Country, and there are regular train services into London from Newbury, Witchurch and Andover. There is a wide choice of highly regarded schools in the area.

General

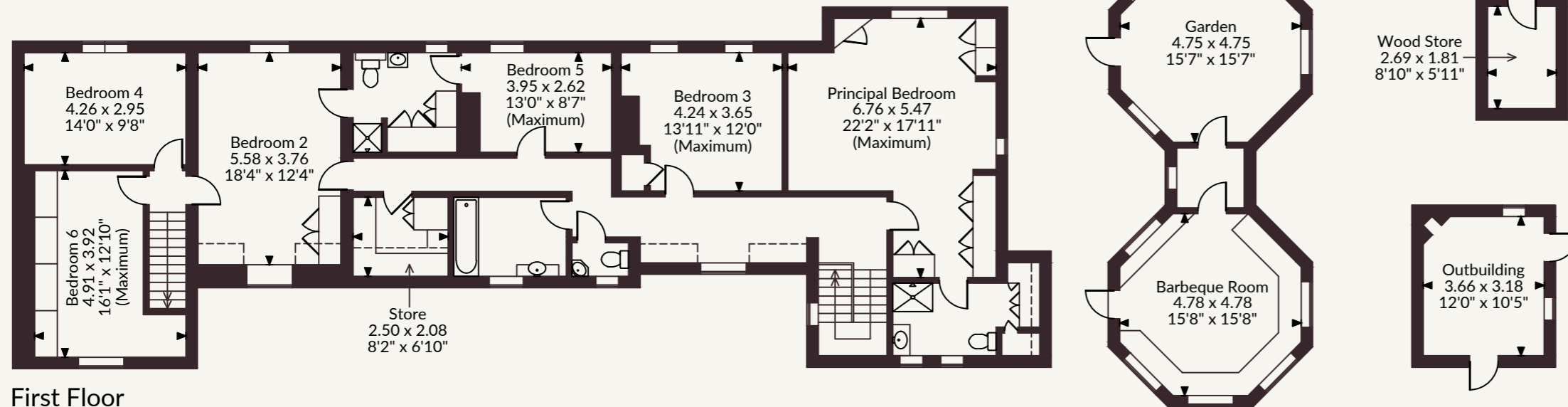
Local Authority: Basingstoke and Deane District Council
Services: Mains services electricity, water and drainage. Oil fired central heating.
Council Tax: Band G
EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Springfield, Andover Road, Highclere
 Main House internal area 4,420 sq ft (411 sq m)
 Annexe internal area 509 sq ft (47 sq m)
 Outbuilding internal area 626 sq ft (58 sq m)
 Total internal area 5,555 sq ft (516 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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