

2 Porchester Farm Cottages, Crux Easton



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A charming period cottage situated on the prestigious Highclere Estate, offering beautifully modernised living spaces and an expansive rear garden within a tranquil North Hampshire rural setting.

2 Porchester Farm Cottages is a characterful semi-detached property that has been sensitively updated to provide a comfortable and contemporary home. Built with traditional red brick elevations under a tiled roof, the cottage combines period charm with modern styling, featuring neutral décor and high-quality fixtures throughout its 1,220 sq ft of accommodation.

The ground floor is centered around a welcoming sitting room, which features a traditional wood-burning stove set within a chimney breast, creating a warm and inviting atmosphere. An adjoining snug offers a versatile second reception space, ideal for use as a home office, secondary lounge, or playroom. To the rear of the property, the modern kitchen is fitted with an attractive range of shaker-style base and wall units in a soft sage green, complemented by solid wooden worktops, integrated appliances, and a stylish tiled splashback. A well-appointed family bathroom is also located on the ground floor, featuring modern sanitaryware and a bath with an overhead shower.

On the first floor, the landing leads to three bright and well-proportioned bedrooms. The principal bedroom and second bedroom are both spacious doubles with ample room for storage, while the third bedroom offers a comfortable space with views over the front garden.

The property is approached via a generous gravel driveway, providing ample off-road parking for multiple vehicles. To the rear, the garden offers a substantial area of lawn enclosed by timber fencing. The garden provides a wonderful blank canvas for landscaping and enjoys a high degree of privacy, with a picturesque backdrop of mature trees and woodland.



Location

The property is situated in the small hamlet of Crux Easton, a peaceful rural setting on the edge of the North Wessex Downs National Landscape, offering rolling countryside and a strong sense of seclusion while remaining highly accessible. The nearby village of Whitchurch provides a range of everyday amenities including local shops, pubs and a mainline railway station, while the larger market town of Newbury offers a more extensive selection of shopping, dining and leisure facilities. The surrounding countryside is renowned for its natural beauty, with extensive walking and riding opportunities across the Downs, as well as nearby attractions including Highclere Castle and the Watermill Theatre. There is a good choice of highly regarded independent schooling within reach, including Thorngrove School, Cheam School, Horris Hill School and St Gabriel's School.

Communications are excellent, with the A34 providing direct access to the M4 at Junction 13 and onward links to London, Oxford and the south coast. Rail services from Newbury and Whitchurch offer regular connections to London Paddington and London Waterloo, making the area well suited to commuters seeking a rural lifestyle.

Postcode region: RG20

General

Local Authority: Basingstoke & Deane Borough Council
Services: Mains water, private drainage, oil
Council Tax: Band C
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

*Charges: The following charges may apply – Preparation of a Non Housing Act Tenancy Agreement £354 (Inc VAT) and Credit Reference per applicant £70 (Inc VAT)

1,220 sq ft (113 sq m)

2 reception rooms

3 bedrooms

1 bathroom

Off road parking

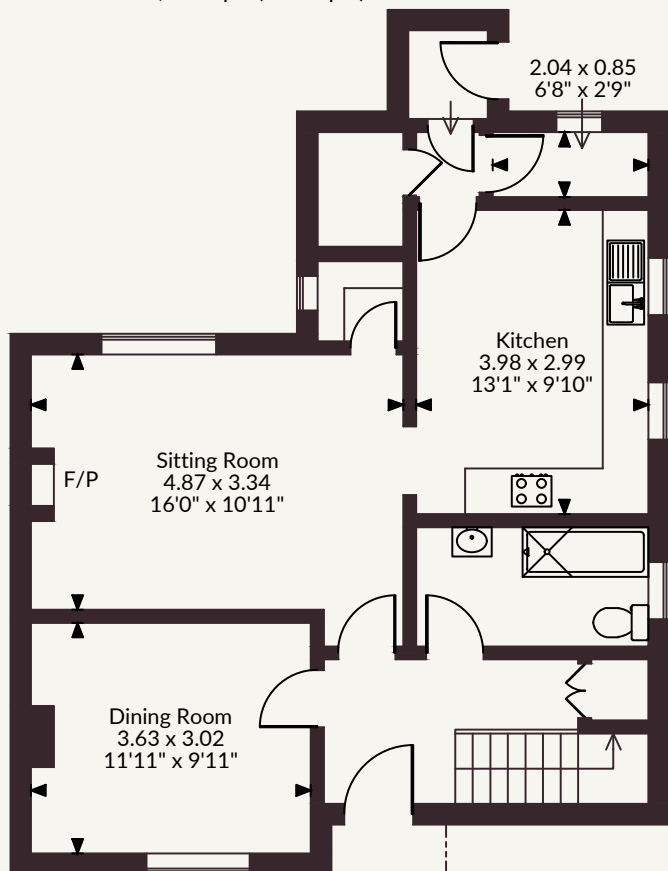
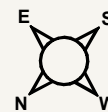
Generous garden

Rural location

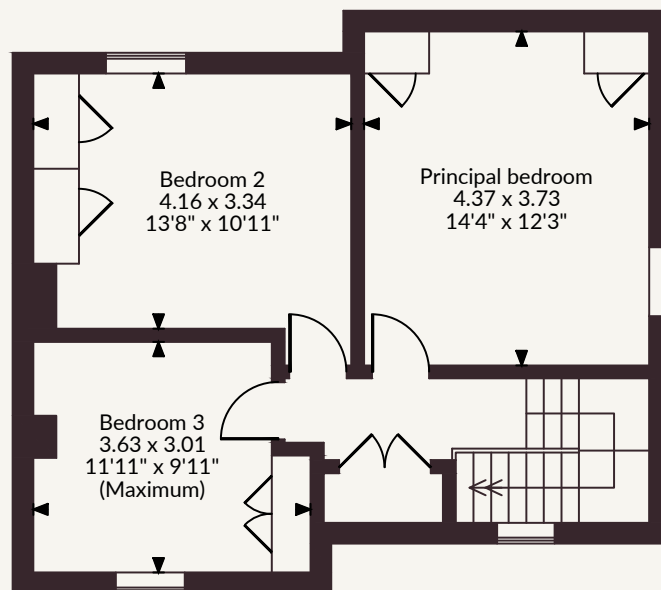
Available to let | Crux Easton

Guide price £1,750 pcm*

Porchester Estate Cottages, Crux Easton, Newbury
 Internal area 1,220sq ft (113 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.

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