



The Old Rectory

Highclere, Nr Newbury, Hampshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A substantial 4,000 sq ft Old Rectory in the popular village of Highclere with beautiful gardens and a separate annexe

An impressive Victorian former Rectory in a highly accessible location set in extensive grounds and with additional secondary accommodation



4 RECEPTION ROOMS



5-7 BEDROOMS



5-6 BATHROOMS



GARAGE AND CARPORT



APPROX 3.5 ACRES



FREEHOLD



VILLAGE/ RURAL



4,142 SQ FT - 4,953 SQ FT



GUIDE PRICE £2,800,000



The property

The Old Rectory is a valuably unlisted former Old Rectory believed to date from the late Victorian era. The property benefits from well proportioned rooms and high ceilings in keeping with houses of this period, and has wonderful views across the beautiful gardens and fields beyond towards Highclere church. The property was originally associated with the Highclere Estate, now famous as the setting for the Downton Abbey film and television series. The Old Rectory offers fantastic space and is filled with natural light from the many large sash windows. There is a fabulous kitchen/breakfast room which has been designed to suit modern day living with a sleek modern kitchen at one end and a spacious seating area at the other creating an ideal family living and entertaining space, with doors opening out to the terrace and wonderful views across the gardens. The impressive 18' dining room is ideal for formal entertaining, and there is a delightful dual-aspect drawing room with an open fireplace and beautiful views. Upstairs a spacious

landing leads to the five bedrooms and five bathrooms, including the principal bedroom which has a large bay window and fantastic views over the gardens and countryside beyond. In addition there is a separate annexe comprising two bedrooms, bathroom, sitting room and kitchenette. The annexe is linked to the house via a large integral garage which could potentially be converted into further accommodation, subject to all necessary planning permission.

Outside

The beautiful landscaped gardens and grounds extend to approximately 3.5 acres and have been designed to create year round interest with mature specimen trees and shrubs, and a delightful meadow of naturalised daffodils in Spring which later becomes a wildflower meadow. Gravel paths meander through the gardens and smart clipped lawns, and there is a series of established ponds with fountains. The neighbouring fields beyond the garden about Highclere church.









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, Whitchurch and Andover. There is a wide choice of highly regarded schools in the area.

Distances

- Newbury 5 miles
- Whitchurch 12 miles
- Andover 11 miles

Nearby Stations

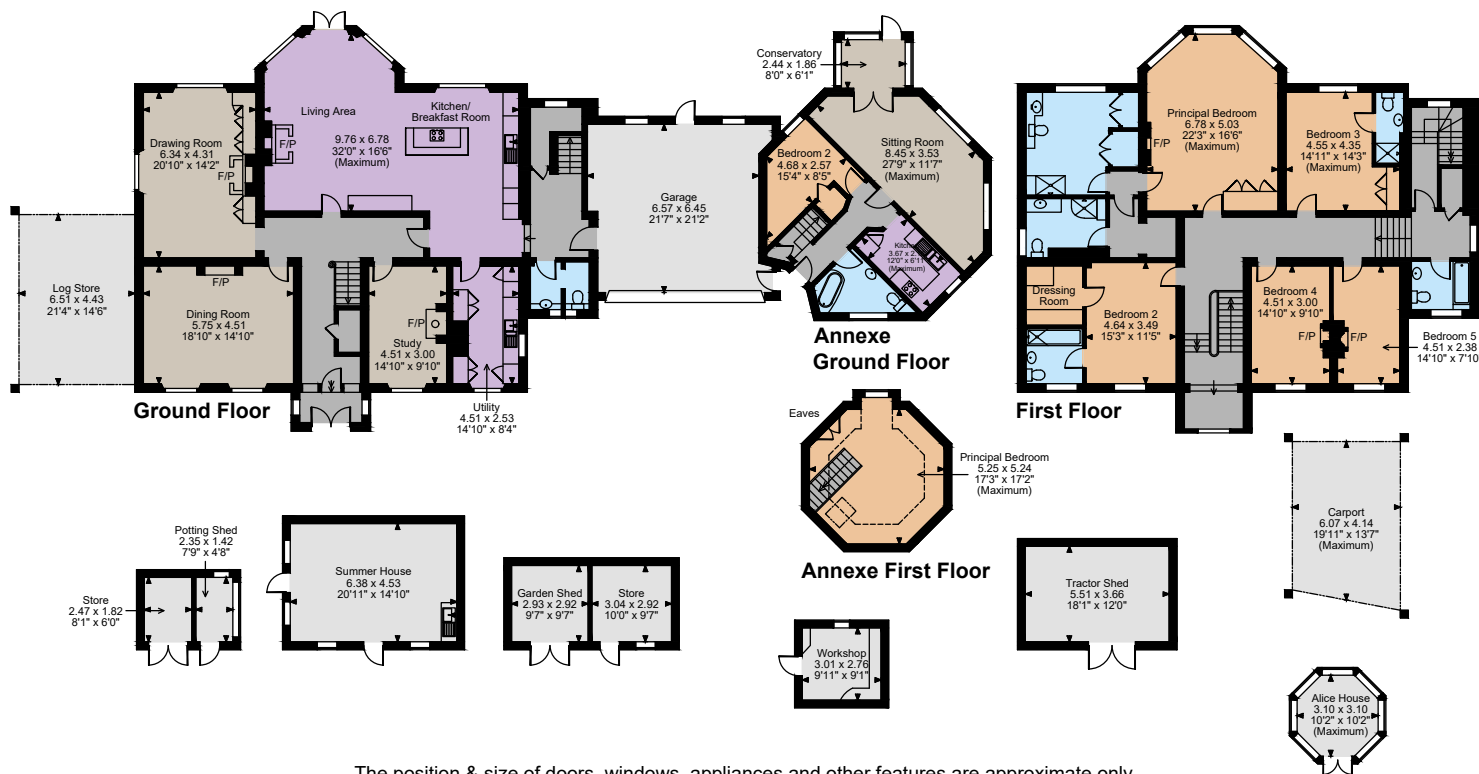
- Newbury (Paddington from 41 mins)
- Whitchurch (Waterloo from 59 mins)

Nearby Schools

- St Thomas' Woolton Hill
- St Martin's East Woodhay
- Thorngrove
- Horris Hill
- Cheam
- Marlborough College
- Downe House
- St Gabriel's
- St Swithun's
- Winchester College







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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 385 sq m (4,142 sq ft)

Garage internal area 42 sq m (454 sq ft)

Annexe Building internal area 75 sq m (811 sq ft)

Outbuilding internal area 92 sq m (985 sq ft)

Log Store & Carport external area = 54 sq m (580 sq ft)

For identification purposes only.

Directions

RG20 9PF

what3words: ///present.vote.microchip

General

Local Authority: Basingstoke and Deane District Council

Services: Mains electricity, water and drainage.

Oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

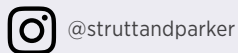
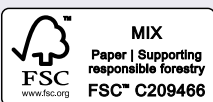
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Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com
[struttandparker.com](https://www.struttandparker.com)



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