



Lavender Cottage

Highclere Park, Highclere, Newbury

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A grade II listed three bedroom semi-detached cottage forming part of the exclusive Highclere Estate

An attractive, sensitively-modernised family home featuring modern amenities and quality fixtures and fittings throughout. Lavender Cottage is located in the park surrounding Highclere Castle, within easy reach of local village and town centre amenities, and a station with journey times to London Paddington from 40 minutes.



1 RECEPTION ROOM



3 BEDROOMS



1 BATHROOM



ALLOCATED PARKING



PRIVATE GARDEN



AVAILABLE TO LET



RURAL



1,176 SQ FT



£2,350 PCM*



The property

Forming part of an 18th/19th century U-shaped farm building in the park surrounding Highclere Castle, Lavender Cottage is an attractive double-fronted red brick semi-detached family home offering almost 1,200 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment, the property has been sensitively modernised throughout to combine period features including casement glazing and original fireplaces with modern amenities, quality fixtures and fittings and elegant neutral décor.

The front door opens into an inner hall with steps down into the generously-proportioned kitchen/dining room with tiled flooring throughout. The kitchen has a range of modern Shaker-style wall and base units, complementary wooden work surfaces, tiled splashbacks, modern integrated appliances and a door to an inter-connecting fitted utility room with useful en suite cloakroom. The remaining area, configurable to the tenant's own requirements, has built-in storage

and space for a good-sized dining table. A door from the dining area opens to a dual aspect sitting room with a wood-panelled wall and a feature wooden fire surround with an open fire, flanked on one side by bespoke shelving.

A staircase from the kitchen/dining room rises to the first floor landing. It gives access to a principal bedroom with a cast iron open fireplace, a second double bedroom, a well-proportioned third bedroom and a modern, part wood-panelled family bathroom with a bath with shower over.



Outside

The property is approached over a gravelled rear driveway providing allocated parking and giving access to the property. Opposite the property are two generous stores and a single carport. To the rear of the property is a courtyard area with large flagstones and some original cobbled paving. The estate-maintained garden is laid mainly to gently-sloping lawn bordered by mature planting and hedging. It benefits from a pedestrian gate to the driveway.

Location

Highclere Castle and Park sit to the south-west of the village of the same name. Set in the North Wessex Downs, it has a church, village hall, pub and renowned prep school, and is well known for the famous Highclere Castle, which lies just outside the village. The historic market town of Newbury offers a comprehensive range of amenities centred around its large market square including shops, restaurants, a theatre, cinema and sporting facilities including Newbury Racecourse. More extensive facilities are available in Basingstoke, Reading, Winchester,

Swindon and Oxford. Transportation links are excellent: the A34 links to the M4 to the north and M3 to the south, and Newbury station provides regular services to major regional centres and to central London from 40 minutes.



Distances

- Newbury 6.0 miles
- Thatcham 9.0 miles
- Basingstoke 14.5 miles
- Winchester 20 miles
- Reading 25 miles
- Oxford 33 miles

Nearby Stations

- Newbury (London Paddington)
- Whitchurch (London Waterloo)

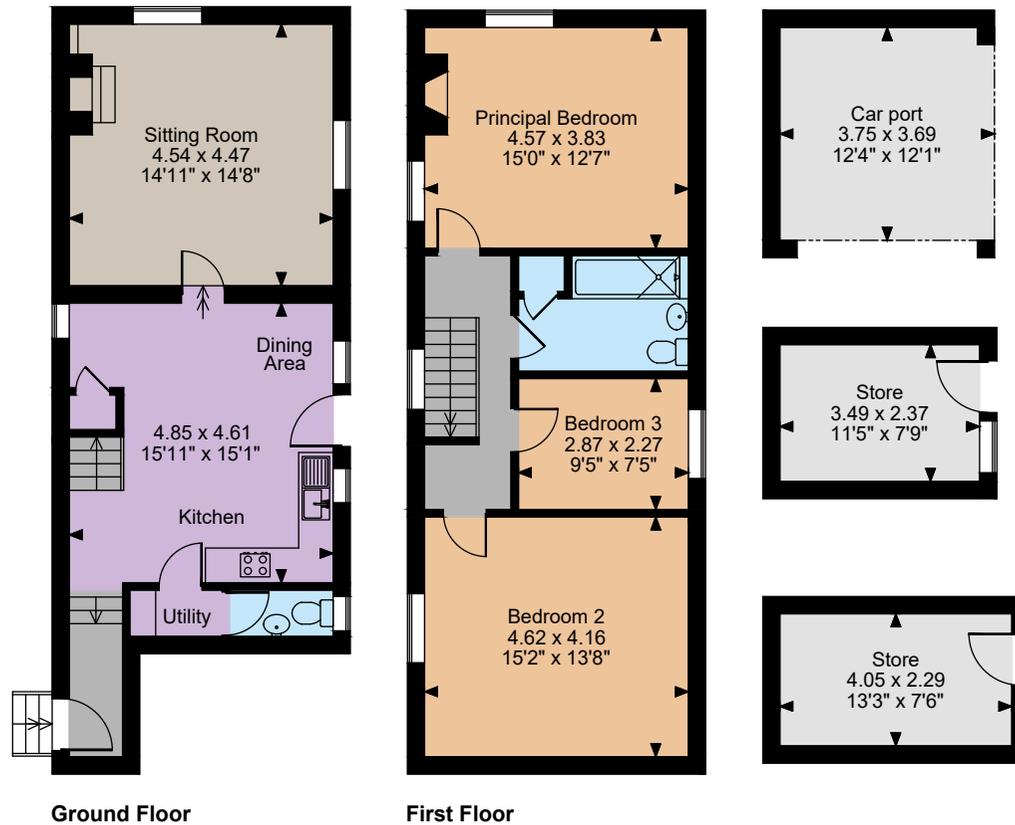
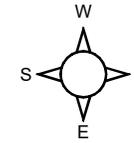
Key Locations

- Wessex Downs National Landscape
- The Ridgeway and Beacon Hill
- Sandham Memorial Chapel (National Trust)
- Highclere Castle
- Welford Park
- Windsor Castle
- Newbury Racecourse

Nearby Schools

- St Bartholomew's School
- St Gabriel's School
- Cheam School
- Elstree School
- Thorngrove School
- Horris Hill School
- Park House School
- Downe House
- Bradfield College
- Marlborough College





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

House internal area 1,176 sq ft (109 sq m)

Carport internal area 137 sq ft (13 sq m)

Stores internal area 189 sq ft (18 sq m)

Total internal area 1,502 sq ft (319 sq m)

For identification purposes only.

Directions

RG20 3RN

what3words: ///wizards.passports.fetching - brings you to the main entrance to the park

Viewing is strictly by appointment with the managing agent.

General

Local Authority: Basingstoke and Deane Borough Council

Services: Electricity. Oil. Private water supply £120 per annum. Private drainage.

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

Council Tax: E

EPC Rating: E

Fixtures and Fittings: Unfurnished

Wayleaves and easements: The property is let subject to any wayleaves or easements, whether mentioned in these particulars or not.

***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)

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