



Fairmile

Highclere Park, Highclere, Newbury

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A delightful detached house and outbuildings, set in the beautiful surrounds of Highclere Park

A charming detached period house enjoying peaceful, secluded surroundings close to the magnificent Highclere Castle and its conservation-designated grounds. The property combines an abundance of character features with attractive modern fittings and also benefits from a self-contained annexe.



2 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



PRIVATE DRIVEWAY & CAR PORT



WRAP AROUND GARDEN



AVAILABLE TO LET



RURAL



1348 SQ FT



3,150 PCM*



The property

Fairmile is a highly attractive period property with a self-contained annexe, both beautifully presented with elegant décor and high-quality fittings. Outside, the property is situated within the rolling landscape of Highclere Park.

The property is one of a small collection of homes and farm buildings on one of the lanes winding through the grounds, and features splendid elevations of red brick, timber frame and rendered infill. Inside there are two comfortable ground-floor reception rooms, including the sitting room with its tall sash windows, which welcomes plenty of natural light, as well as its ornate cast-iron open fireplace. There is also a dining room with wooden flooring, a similarly large sash window and a fireplace fitted with a log burner, while the social kitchen is fitted with modern units, a central island with a breakfast bar, integrated appliances by Neff, and an Aga.

Upstairs, the principal bedroom has built-in wardrobes and a stunning en suite bathroom with a freestanding bathtub, dual washbasins, a heated towel rail and a walk-in shower, as well as extensive built-in storage. The second bedroom has an en suite shower room.

The annexe is found in a brick-built outbuilding at the rear of the house. It offers useful further accommodation including a bedroom or sitting area on the ground floor, a shower room and a mezzanine level, which could be used as a bedroom. The space is ideal as a guest bedroom, or could also be used as an office or studio space.



Outside

The house is situated on a peaceful private lane within the grounds of Highclere Park, with a white picket gate at the front providing access to the gravel pathway, which leads to the covered front entrance. The front garden is south-facing and has an area of lawn and established border hedgerows for a sense of peace and privacy. To the rear there is a further area of lawn and a driveway with parking space for several vehicles, as well as access to the detached carport and the outbuilding, which houses the annexe and useful store or workshop space. Please note that the additional garage at the property is excluded from the letting.

Location

Highclere is a small Hampshire village, surrounded by the stunning countryside of the North Wessex Downs National Landscape. The village itself has a local pub, a village hall and a parish church, and is well known for the famous Highclere Castle, which lies just outside the village. Local amenities can be found in the bustling nearby market town of Newbury,

with its excellent choice of shopping in its vibrant town centre, as well as a number of supermarkets and leisure facilities. There is a superb selection of schools in the area, including the independent Thorngrove School and state primary schooling in nearby Woolton Hill. Newbury mainline station, four miles away, offers services to London Paddington (40 minutes), while the M4 is just nine miles away.



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)

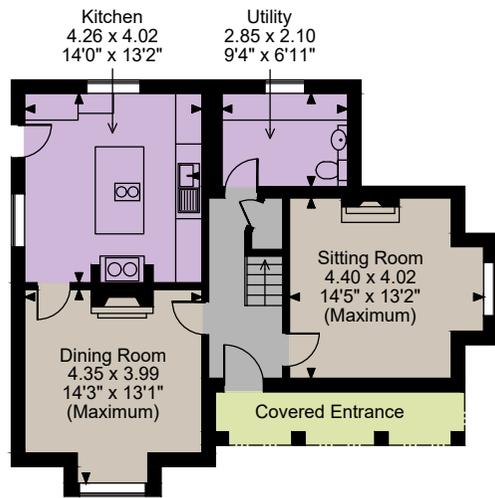
Key Locations

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

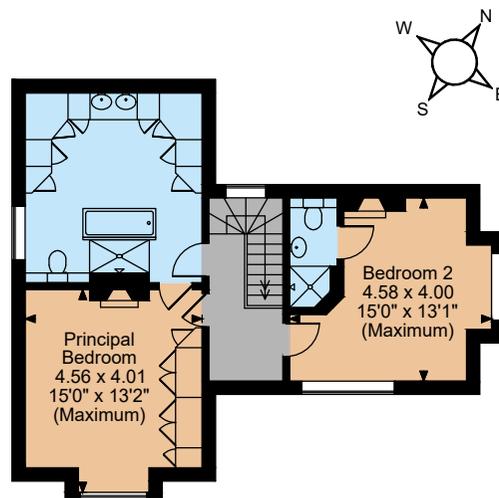
Nearby Schools

- 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

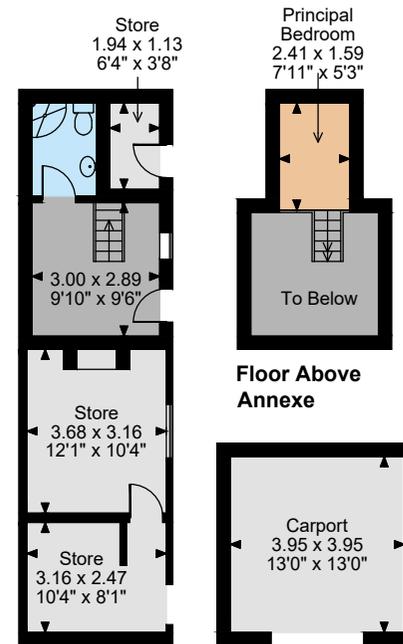
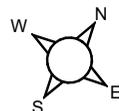




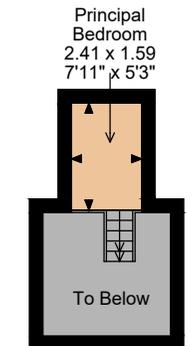
Ground Floor



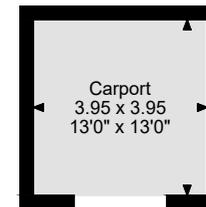
First Floor



**Annexe/
Outbuilding**



**Floor Above
Annexe**



Floorplans

Main House internal area 1,348 sq ft (125 sq m)

Carport internal area 168 sq ft (16 sqm)

Stores Internal Area 240 sq ft (22 sqm)

Annexe Internal Area 170 sq ft (16 sqm)

Total Internal area 1,926 sq ft (179 sqm)

For identification purposes only.

Directions

RG20 9RN

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: Band F

EPC Rating: E

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)

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

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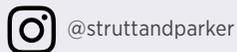
Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344005

salisbury@struttandparker.com

struttandparker.com



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