



Maple Farmhouse

Highclere Street, Highclere, Newbury

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A picturesque four-bedroom character house with outbuildings and extensive grounds, in desirable Highclere

A delightful detached period farmhouse with plenty of original character and splendid gardens, set in a sought-after and peaceful position on the edge of the village of Highclere. The property backs onto beautiful North Wessex Downs countryside, yet is within easy reach of the village's amenities, while bustling Newbury is just six miles to the north.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



OFF ROAD PARKING



WRAP AROUND GARDEN



AVAILABLE TO LET



RURAL



2,202 SQ FT



£3.750 PCM*



The property

Maple Farmhouse is a charming period home with handsome red brick elevations, offering over 2,200 sq ft of attractive accommodation and a wealth of original features.

The entrance hall leads to two well-proportioned reception rooms at the front: the sitting room and the drawing room. Both feature fireplaces fitted with wood-burning stoves and enjoy dual aspects with large sash windows, allowing plenty of natural light to fill the rooms. The ground floor also includes a study for private home working and, at the rear, a 21ft kitchen and dining room with French doors opening to the rear garden. There is tiled flooring and space for a family dining table, while the kitchen has white fitted units to base and wall level, as well as a stainless steel range cooker. The ground floor also has a utility room, providing further space for home storage and appliances. Stairs lead from the rear hallway to the cellar, unsuitable for permanent storage.

Upstairs, there are four well-presented double

bedrooms, including the principal bedroom, which benefits from an en suite bathroom with a heated chrome towel rail, bathtub, and separate shower. The first floor also houses a family bathroom, similarly fitted with a bathtub and separate shower.



Outside

The main entrance to the property is at the side, where a driveway opens to a parking area and courtyard in front of the detached barns, including the brick-built barn, which provides plenty of storage. The house has a delightful garden to both the front and rear, with rolling lawns, bordered by high hedgerows for a sense of peace and seclusion. A gravel terrace, bordered by railway sleepers, provides space for al fresco dining

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 11.3 miles
- Basingstoke 18.5 miles
- Winchester 25.5 miles
- Reading 25.7 miles
- Oxford 32.3 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



Floorplans

House internal area 2202 sq ft (205 sq m)

For identification purposes only.

Directions

RG20 9QB

what3words:///overt.approach.depth- brings you to the driveway

Viewing is strictly by appointment with the managing agent.

General

Local Authority: Basingstoke and Deane Borough Council

Services: Electricity. Oil. Mains Water. Private drainage.

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

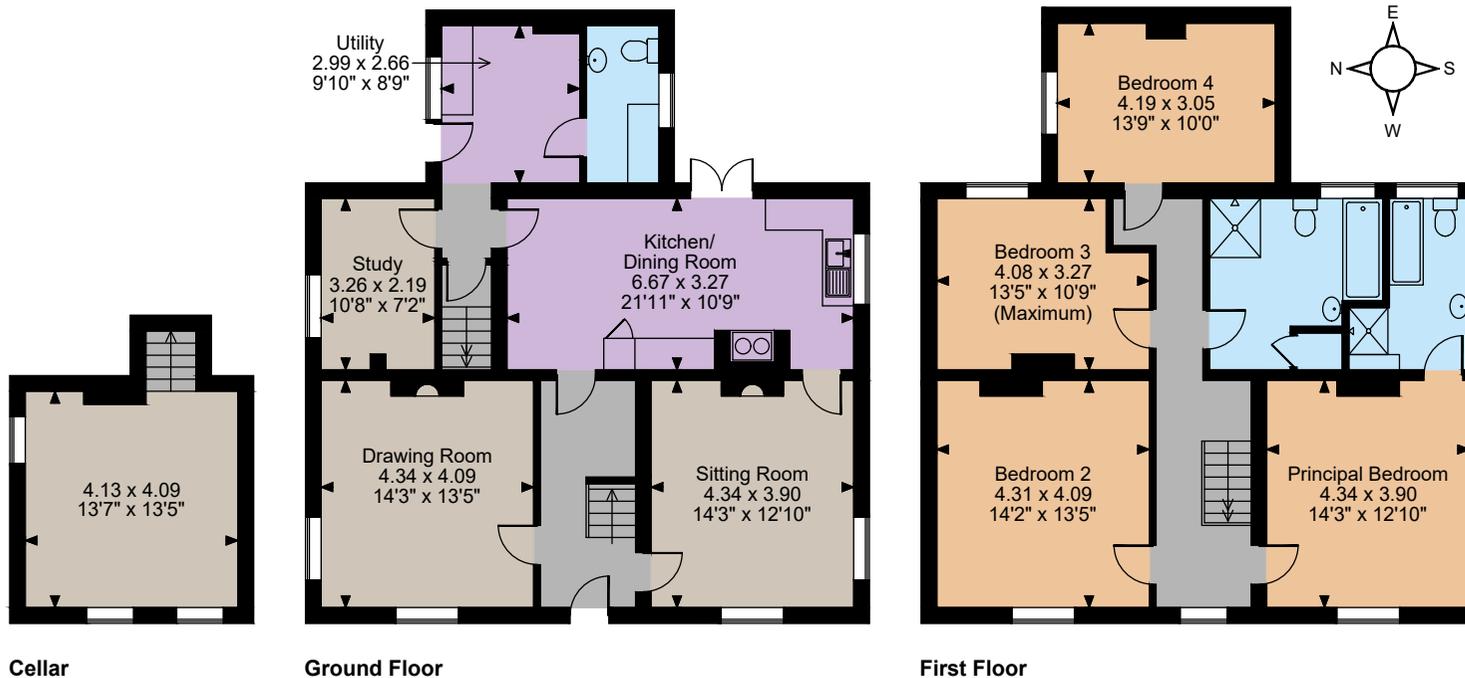
Council Tax: Band F

EPC Rating: E

Fixtures and Fittings: The property is let 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)



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

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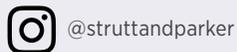
Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344005

salisbury@struttandparker.com

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