



# Oak Tree Cottage

Hollington, Nr Highclere, Hampshire



## An attractive valuable unlisted period property in a rural spot surrounded by stunning countryside, close to Newbury

A detached character property with generously-proportioned reception rooms and a well-maintained garden with summer house.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN WITH SUMMER HOUSE**



**FREEHOLD**



**RURAL/VILLAGE**



**2,305 SQ FT**



**GUIDE PRICE  
£1,175,000**



### The property

Oak Tree Cottage is a handsome period family home offering light-filled, flexible accommodation arranged over two floors, sensitively combining modern amenities with character features including casement glazing, wooden and quarry-tiled flooring and an original fireplace.

Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall with useful storage and family shower room. It gives access to a sitting room with feature exposed brick fireplace with woodburner, flanked on each side by bespoke storage, and a door to the terrace, a family room with built-in shelving, and a good sized study. Further is a wooden-floored dining room with walk-in larder and French doors to the terrace. A door from the dining room opens to a kitchen with a range of modern wall and base units, a breakfast area with space for a good-sized table and French doors to the terrace, and a useful neighbouring fitted utility room with doors to both front and side aspects.

On the first floor the property provides a principal bedroom with built-in storage and an en suite bathroom with bath and separate shower, four further bedrooms and a modern family shower room.

### Outside

Having plenty of kerb appeal, the property is approached over a low-maintenance gravelled driveway providing private parking and giving access to a detached double garage. The generous enclosed rear garden is laid mainly to gently-sloping lawn bordered by mature flowerbeds, shrubs and trees and features numerous seating areas, a summer house with raised decked verandah, and a vegetable garden with raised beds. A generous wraparound paved terrace accessible from the sitting, dining and kitchen/breakfast rooms, offers an ideal spot for entertaining and al fresco dining, enjoying far-reaching views over the rolling countryside of the North Wessex Downs.





## Location

Hollington is a small hamlet close to Woolton Hill, near Highclere. Woolton Hill is an extremely popular village lying to the south-west of Newbury, surrounded by the open countryside and woodland of the North Wessex Downs National Landscape, renowned for its walking and riding. The village offers a good range of day-to-day amenities including a village shop with Post Office, popular infant and junior schools, church, GP surgery and public house with restaurant, with leisure facilities including a tennis club. The nearby historic market town of Newbury offers a comprehensive range of amenities centred around its large market square including shops, restaurants, theatres and sporting facilities including Newbury Racecourse. Communications links are excellent: buses link the village to Newbury and Andover, the A34 (3.0 miles) gives access to the M4 and motorway network, and Newbury station (5.9 miles) offers regular trains to central London in around 90 minutes. The area offers a wide range of state and independent primary and secondary schooling.



## Distances

- Woolton Hill 1.5 miles
- Newbury 6 miles
- Hungerford 9 miles
- M4 (Jct. 13) 9.5 miles
- Andover 12.5 miles
- London Heathrow 52 miles
- Central London 67 miles

## Nearby Stations

- Newbury (London Paddington 40 minutes)
- Newbury racecourse (London Paddington 40 minutes)
- Kintbury (London Paddington 59 minutes)

## Key Locations

- Wessex Downs National Landscape
- The Ridgeway and Beacon Hill
- Greenham Common
- Donnington Castle
- Highclere Castle

- Windsor Castle
- Welford Park
- Newbury Racecourse
- Ascot Racecourse
- Kennet and Avon canal
- Snelsmore Common Country Park
- West Berkshire Museum
- The Living Rainforest

## Nearby Schools

- Downe House
- Cheam
- St Gabriel's School
- The Downs School
- St Bart's School
- Kennet School
- St Michael's School
- Horris Hill School
- St Thomas CofE Infant School
- Falkland Primary School



## Floorplans

House internal area 2.305 sq ft (214 sq m)

For identification purposes only.

## Directions

RG20 9XU

what3words: ///birthdays.inches.such

## General

**Local Authority:** Basingstoke and Deane Borough Council

**Services:** Mains electricity and water.  
Private drainage. We understand that it does not comply with current regulations.  
Oil-fired heating.

**Council Tax:** Band G

**EPC Rating:** E

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



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

□□□□ Denotes restricted head height

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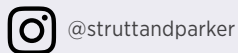
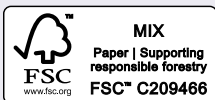
## Newbury

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