



Bottle Row

Penwood, Highclere, Nr Newbury, Hampshire

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& PARKER**

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A splendid home with a wealth of character and a delightful country garden, surrounded by peaceful woodland

A charming five-bedroom period home with attractive accommodation, set in enchanting gardens in the small North Wessex Downs village of Penwood. The property features exposed timber beams and original fireplaces, while modern additions include a luxury indoor swimming pool. Outside, the beautiful country garden is a peaceful, secluded environment.



4 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



1.83 ACRES



FREEHOLD



VILLAGE



3,581 SQ FT



**GUIDE PRICE:
£1,795,000**



The property

Bottle Row is a delightful detached house set in a sought-after village location surrounded by woodland. The property features attractive red brick elevations, while the interior showcases exposed timber framing and handsome open fireplaces, all complemented by neutral, understated décor throughout. At the front of the ground floor, the well-proportioned family room provides space in which to relax, with its dual aspect welcoming plenty of natural light and its fireplace fitted with a woodburning stove. The kitchen and dining area is also located at the front, with its modern wooden units, range cooker and space for a breakfast table. The adjoining utility room and pantry provide further space for storage and home appliances.

Towards the rear there is a well-proportioned formal dining room with a grand brick-built fireplace and French doors opening onto the rear garden. There is also a rear lobby, which has its own entrance and leads to the modern sitting room, with its vaulted ceiling, full-height windows and French doors opening onto the rear garden. Beyond the sitting room, the

magnificent indoor pool is set in its own 40ft pool room, which has sliding glass doors to two aspects, opening onto the rear garden. Upstairs there are five double bedrooms, including the principal bedroom with its fitted wardrobes and en suite shower room. Two further bedrooms have built-in storage, while the first floor also has a family bathroom.

Outside

The house is set in a stunning and extensive country garden, with rolling lawns and meadows, and a wide variety of colourful flowering perennials. Access for vehicles is via the shared gravel driveway at the side, which leads to a parking area towards the rear of the house, and to the detached double garage. The front garden has a pathway leading to the entrance, with lawns either side, bordered by hedgerows and with colourful flowerbeds across the front of the house. At the sides and rear, the garden continues with a small orchard, extensive lawns and border beds bursting with colour and life.



There is a large patio area at the back of the house, with a vegetable garden to the side with raised beds, fruit cages and a greenhouse. Beyond the lawns there are peaceful meadows, wooded areas and a pond.

Location

Penwood is a small Hampshire village, surrounded by the picturesque countryside of the North Wessex Downs National Landscape, neighbouring the slightly larger village of Highclere. Penwood itself is surrounded by woodland and farmland, while Highclere, a popular village on the Hampshire Berkshire borders, has an active local community, and benefits from a pub, a beautiful church and excellent schools. The area is well known for its stunning countryside, being on the edge of the Ridgeway Trail and in the North Wessex Downs National Landscape. Further local amenities can be found in the bustling nearby market town of Newbury, with its excellent choice of shopping and leisure facilities. Newbury mainline station offers services to London Paddington (40 minutes), while the M4 is just nine miles away.

Distances

- Highclere 1 mile
- Newbury 4 miles
- Heathrow airport 51 miles

Nearby Stations

Newbury (40 min to London Paddington)

Key Locations

- Welford Park
- Highclere Castle
- Newbury Racecourse
- Dewpond and Woodspeen Restaurants

Nearby Schools

- Thorngrove School
- Horris Hill School
- Cheam School
- Downe House School
- Elstree School





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

House internal area 3,581 sq ft (333 sq m)
For identification purposes only.

Directions

RG20 9EP

what3words: ///reeling.slamming.riverboat

General

Local Authority: Basingstoke and Deane

Services: Mains water and electricity. Compliant private drainage.

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

Council Tax: Band G

EPC Rating: E

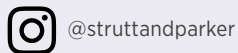
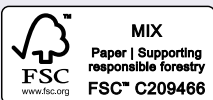
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Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com
struttandparker.com



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including Prime Central London

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