



BEARSDEN, TUBBS LANE

HIGHCLERE RG20 9PP

A fantastic family home situated within the heart of Highclere, boasting three bedrooms, two reception rooms and a fantastic plot with potential to develop.

As you enter the home via the porch, you have the living room on your right. The living room features a beautiful bay window, flooding the room with natural light as well as a log burner. The dining room has beautiful exposed brickwork with access to the rear and the kitchen. The kitchen is of a great size with dark tiled flooring, wooden worktops and white cabinets. The second family bathroom is situated on the ground floor, at the back of the property.

To the first floor are three great sized bedrooms with bedroom 1 and 2 benefitting from built in storage. The bathroom is painted a neutral colour and has a large walk in shower.

To the front of the property is a large gravel driveway with space for several vehicles. The rest of the frontage is mainly laid to lawn with some mature shrubs.

To the rear of the property is a very generous garden, which has a patioed area but the vast majority being laid to lawn. The rear garden offers a fantastic space to drastically extend the property or further develop (STPP)

Highclere is an extremely popular village with a well-established community situated to the south of Newbury. The village is well-known for its castle and is surrounded by some stunning countryside designated as an Area of Outstanding Natural Beauty. Attractions include the Kennet and Avon Canal, the North Hampshire Downs including Watership Down and the delightful Bourne Valley, with the area ideal for walking and cycling.

The village also boasts a pretty church. There are excellent schools in the area, including St Thomas' Woolton Hill, St Martin's East Woodhay, Thorngrove, Horris Hill, Cheam, St Gabriels, Marlborough College and Downe. House. Highclere is well placed for access to the A34, and therefore the M4 and south via the A303/M3. Newbury lies 5.3 miles to the north, with its railway station offering regular services to London Paddington, Reading and the West Country.



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AT A GLANCE

- Living Room
- Dining Room
- Kitchen
- Two Family Bathrooms
- Three Bedrooms
- Large Driveway
- Generous Rear Garden

UTILITIES

The property is connected to mains electricity and water and operates on electric central heating and septic tank. There is Superfast Broadband available in the area and there are no known mobile coverage issues.

EPC - F
Basingstoke And Deane Council Tax Band – E

SITUATION

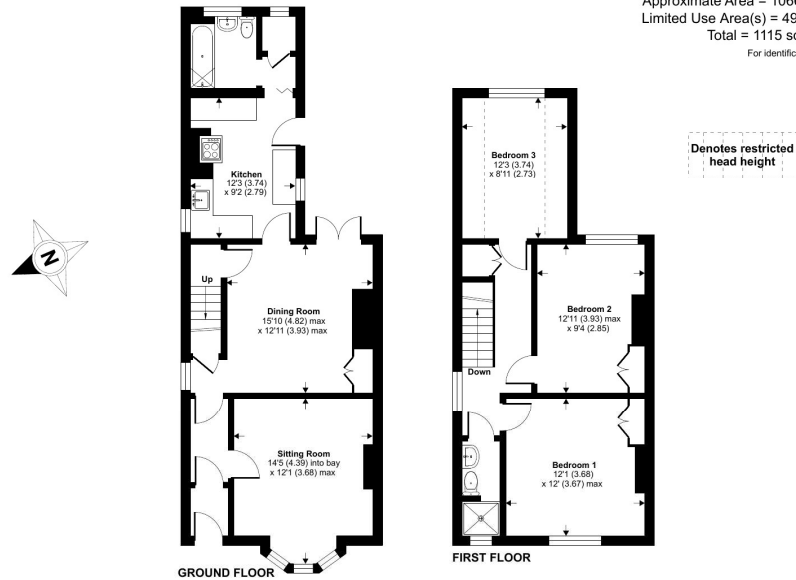
Situated down a quiet lane within the highly sought-after village of Highclere, the property is extremely private and offers a fantastic opportunity to develop/extend.

DIRECTIONS

What3words///direct.longer.imprints

Tubbs Lane, Highclere, Newbury, RG20

Approximate Area = 1066 sq ft / 99 sq m
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Total = 1115 sq ft / 103.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Winkworth. REF: 1209493

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See things differently.