



**2 WOODSIDE COTTAGES**  
Guide Price £400,000

**Carter Jonas**



## 2 WOODSIDE COTTAGES PANTINGS LANE HIGHCLERE RG20 9NY

- Newbury town and station 5 miles
- M4 (J13) 9 miles
- A34 2 miles

Entrance hall · cloakroom · kitchen/breakfast room · lounge  
· principal bedroom with en suite shower room · 2 further  
bedrooms · family bathroom · low maintenance front and  
rear gardens · 1 parking space · garage · Energy Rating C

### SITUATION

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 situated in a designated Area of Outstanding Natural Beauty surrounded by some stunning countryside. Highclere Village also currently offers the Highclere Society which includes lots of activities including wine tastings, film and quiz nights and village fetes creating a very friendly atmosphere withing the village. Features such as the Kennet and Avon Canal, the North Hampshire Downs including Watership Down and the delightful Bourne Valley are ideal for walking and cycling. The village also boasts a pretty church plus two public houses, whilst nearby Woolton Hill has a local shop, Post Office and primary and junior schools. Highclere is well placed for access to the A34, and therefore the M4 and south to the A303/M3. Newbury lies approximately 5 miles to the north, with its railway station and regular services to London, Reading and the West Country.

### DESCRIPTION

2 Woodside Cottages is a delightful 3 bedroom property that was built in 2001. On entering the property there is a spacious hallway that gives access to the ground floor accommodation that comprises the cloakroom, kitchen/ breakfast room and lounge.

**AVAILABLE CHAIN FREE - A VERY LIGHT AND WELL PRESENTED COTTAGE WITH PRIVATE GARDEN, GARAGE AND LOCATED IN THIS HIGHLY SOUGHT AFTER VILLAGE TO THE SOUTH OF NEWBURY.**



The kitchen/breakfast has a range of eye and base level units, sink and drainer, oven and 4 ring hob with overhead extractor. The lounge is a very spacious and light room and provides ample space for a dining room table, a very useful understairs cupboard as well as a lovely fireplace with woodburning stove and double doors out to the gravel patio and garden. On the first floor there is a principal bedroom, with built in wardrobe and en suite shower room, 2 further bedrooms, one with built in cupboard and the family bathroom comprising a white suite of panel bath, WC and wash hand basin.

### OUTSIDE

To the front of the property there is a garage with block paved drive with one parking space and a path that leads up to the covered porch. The rear garden is fully enclosed with panel fencing and features a gravel patio area adjacent to the house with the remainder primarily laid to lawn. At the back of the garden there is also pedestrian access that leads around behind the garden of number 3 to the front of the house.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and drainage, oil fired central heating

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

**Council Tax:** Band E

**Viewing:** By prior appointment through the Newbury office 01635 263010

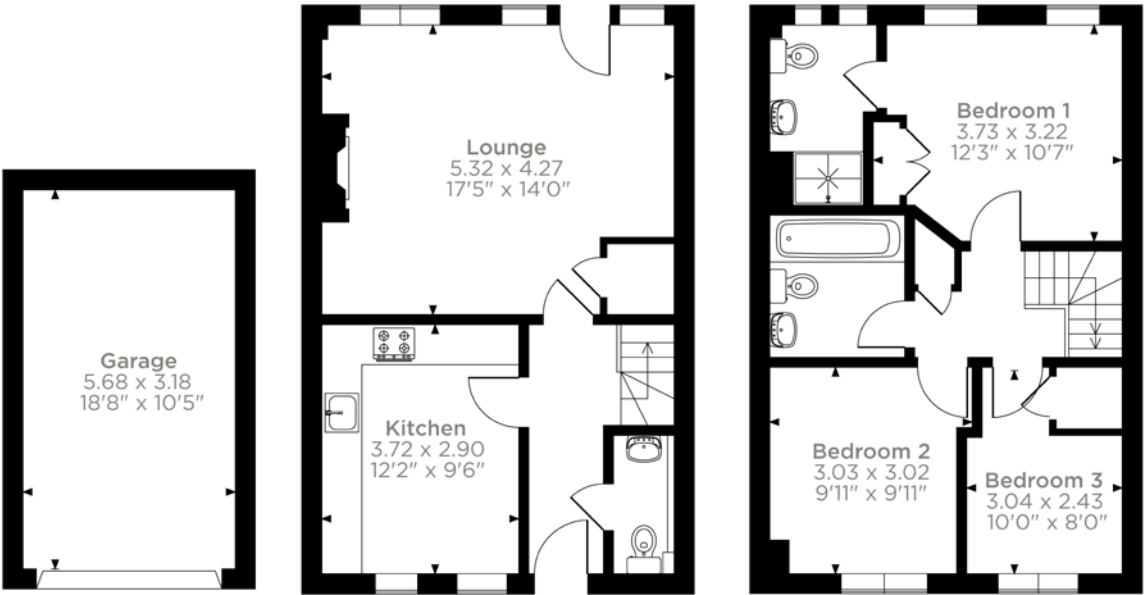
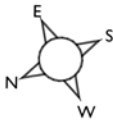
**Directions:** Please use postcode RG20 9NY





2 Woodside Cottages, Pantings Lane, Highclere, Newbury, Hampshire

Approximate Gross Internal Area  
Main House = 86 Sq M/934 Sq Ft  
Garage = 18 Sq M/193 Sq Ft  
Total = 104 Sq M/1127 Sq Ft



Ground Floor

First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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