



**Brunsd**  
ASSOCIATES 

Minstrels, Tubbs Lane, Highclere, RG20 9PP

**Guide Price: £575,000 – Freehold**

**A lovely 4 bedroom detached family home in a highly sought after lane in Highclere, offering plenty of scope to put your own stamp on**

**Entrance lobby, study, cloakroom, sitting room with open fireplace, dining room, kitchen, separate utility room, master bedroom with en suite shower, 3 further good sized bedrooms, family bathroom, double garage, good sized garden, driveway parking, oil c.h.**

#### **THE PROPERTY**

A solid detached family home built in the 1970's with some original features including parquet flooring in some rooms downstairs and floorboards upstairs. First time on the market since 1977 Minstrels is a great sized home with plenty of space for a growing family. Generous kitchen with separate utility room, dining room and study give plenty of room on the ground floor. Upstairs there are 4 good sized bedrooms with one en suite shower room, and large family bathroom. Immaculately presented but offering scope to improve and modernise.

#### **OUTSIDE**

There is plenty of parking to the front and a good sized front garden, with side access to a large garden with mature trees, hedge and shrubs offering privacy facing east/south east.

#### **LOCATION**

Highclere is a popular and delightful village south of Newbury. The Red House pub and local schools are within easy walking distance. Nearby Woolton Hill has a village shop/post office, primary schools, health centre and village pub. Further facilities can be found in Newbury town centre which is some 4 miles north with mainline station to Paddington (55 minutes). Whitchurch, some 15-20 minutes drive away has mainline trains to London Waterloo (just over 1 hour).

#### **DIRECTIONS**

From Newbury take the A343 south towards Andover. Pass under the by-pass, through the woods and continue into Highclere. Turn right into Star Lane, proceed to the end and turn right. Minstrels will be found on the right with a For Sale Board outside.

#### **COUNCIL TAX**

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band G** with tax payable of **£1,722.89** for the period 2016/2017.

#### **SERVICES**

Electricity, mains water and drainage, oil fired central heating.

#### **VIEWING**

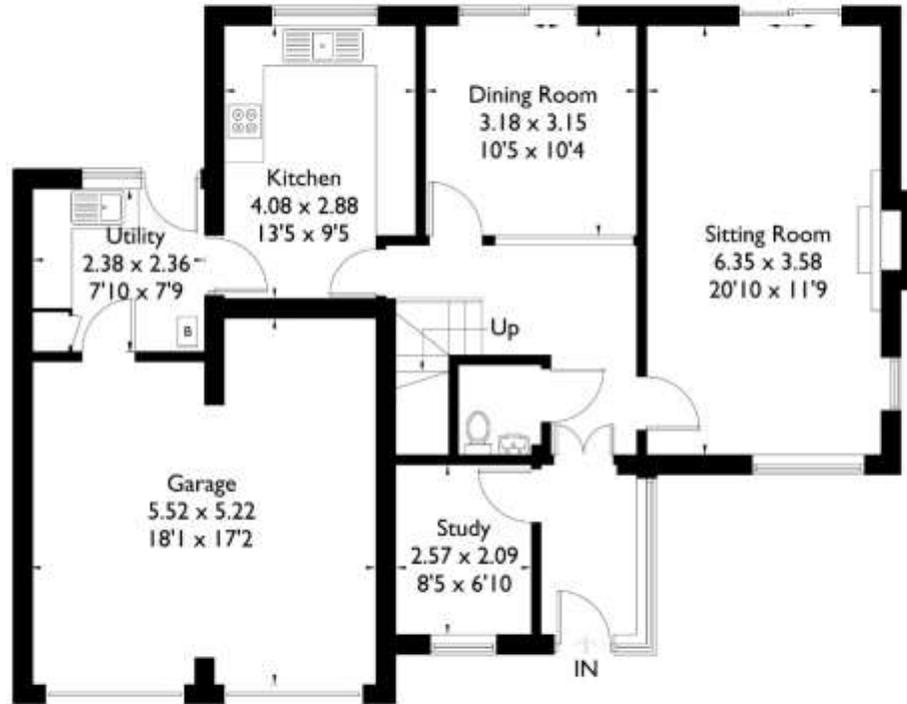
By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdon.com](http://www.brunsdon.com)

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.

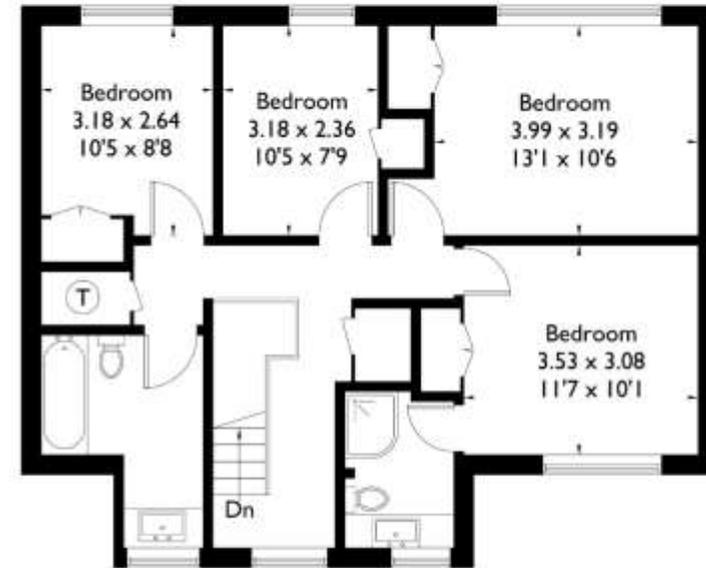


# Minstrels, Tubbs Lane, Highclere, Newbury, RG20 9PP

Approximate Gross Internal Area = 176.4 sq m / 1899 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 161834

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.