



Highwood View

Birds Lane, Midgham

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A comfortable family home, with a self-contained annexe in a picturesque village setting

A splendid detached home, with flexible layout offering picturesque views across the surrounding rolling countryside. The property has been extended to create airy, open living and entertaining space, with neutral décor, plenty of natural light throughout.



1/2
**RECEPTION
ROOMS**



5/6
BEDROOMS



4 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



2,183 SQ FT



**GUIDE PRICE
£850,000**



The property

Highwood View is a beautifully presented home, providing five bedrooms and a self-contained one-bedroom annexe in the small village of Midgham. The extended accommodation makes the most of the property's idyllic setting, taking in views across the undulating fields and woodland of the neighbouring countryside. The main ground-floor accommodation includes the well-proportioned sitting room at the rear, with its wooden flooring, brick-built fireplace fitted with a logburner and sliding glass doors opening onto the garden. There is also an open-plan kitchen and breakfast room with skylights and timber beams overhead, and French doors leading to the rear terrace. The kitchen itself has fitted units to base and wall level, a brick-built central island and an integrated oven and hob, as well as space for all the necessary appliances. Also on the ground floor, the useful self-contained annexe has its own side entrance, which leads to the kitchen, bathroom and bedroom/sitting room. The space is ideal for guests or family and is connected to the main accommodation via an internal door to the sitting room. Upstairs, the main house

offers five well-presented double bedrooms. These include the generous principal bedroom with its en suite shower room, plus one further bedroom en suite. The first floor also provides a family bathroom with an over-bath shower

Outside

The house is set on a peaceful village lane, and backs onto open countryside. At the front, the block-paved driveway provides plenty of parking space for several vehicles, as well as access to the integrated garage for further parking or home storage. Pedestrian access is at the side, where there is a pathway leading to the entrance and a border bed with various shrubs, while the main garden is at the rear. It features a spacious patio area for al fresco dining, with border beds and a water feature, as well as a lawn beyond. There is established hedgerows at the end of the garden, with open fields and countryside extending beyond, creating a sense of peace and seclusion.



Location

The village of Midgham is set in a rural location close to the popular Berkshire towns of Thatcham and Newbury. There is a local pub in Midgham as well as a village hall providing local community groups and activities, while the neighbouring village of Woolhampton has a local shop, a pub and a primary school. The nearby village of Aldermaston Wharf provides further everyday amenities, including local shops. Thatcham and Newbury offer a good selection of amenities. The Kennet Centre in Newbury provides shopping and entertainment facilities, while Market Place has a wealth of restaurants, pubs and bars. Local leisure facilities include Kennet Leisure Centre in Thatcham and Northcroft Park and Leisure Centre in Newbury. Golf is available at Donnington Valley and Newbury & Crookham Golf Club, with Newbury also being home to a renowned racecourse. The area is well connected by road, with the A339 and A4 providing access towards the M3 and M4.

Distances

- Woolhampton 2 miles
- Newbury 6 miles
- London Heathrow 40 miles

Nearby Stations

- Aldermaston Station (44 minutes to London Paddington)
- Newbury
- Thatcham

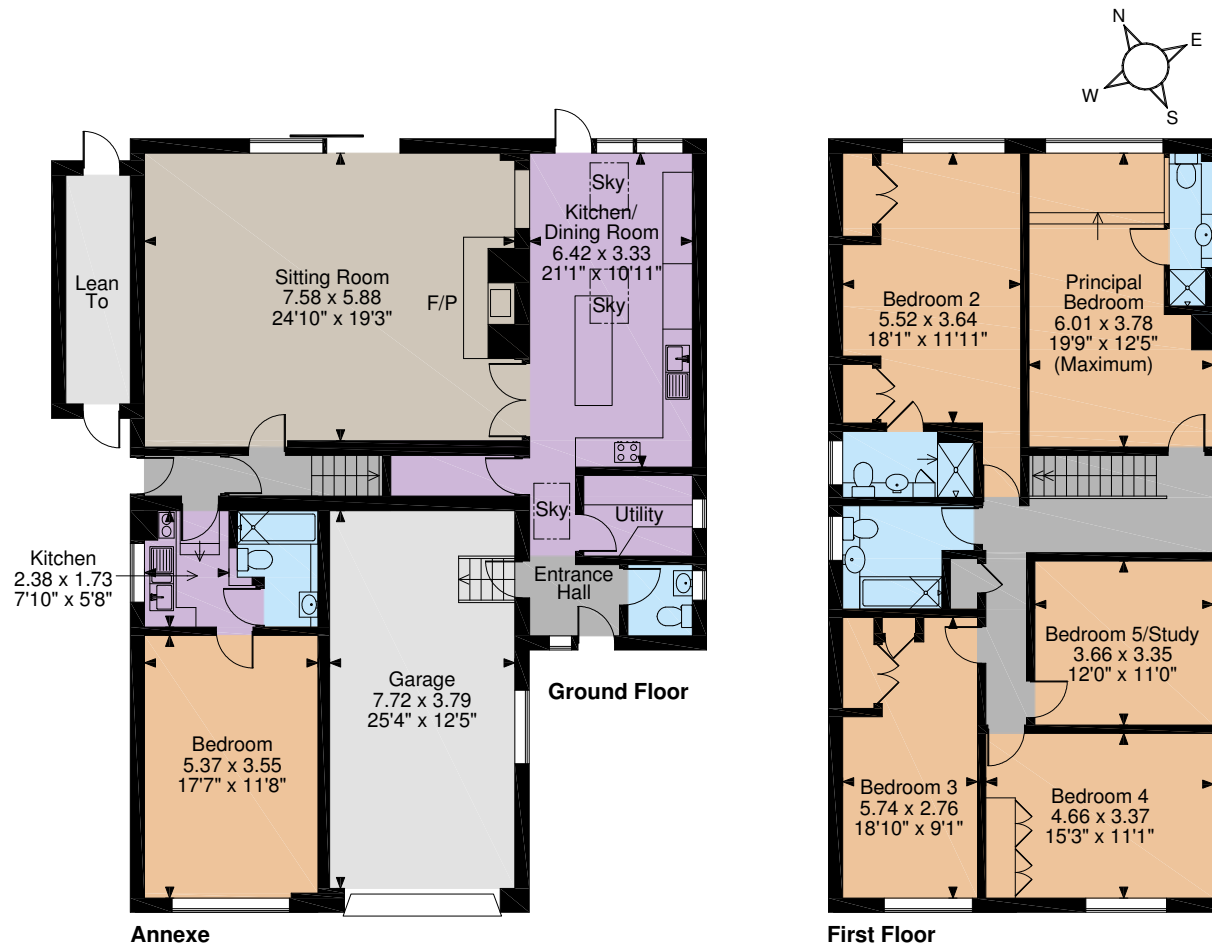
Key Locations

- Highclere Castle
- Newbury Racecourse
- Basildon Park
- Bucklebury Farm and Deer Safari Park

Nearby Schools

- Elstree School
- Cedars School
- Downe House School
- St Andrew's School





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

House internal area 2,183 sq ft (203 sq m)

For identification purposes only.

Directions

RG7 5UL

What3Words: ///crowd.activates.snack

General

Local Authority: West Berkshire Council

Services: Mains electricity, water and drainage.
 Oil fired central heating. Solar panels which can significantly reduce the electricity bill and feed back into the grid.

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

Council Tax: Band G

EPC Rating: D

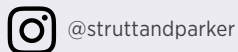
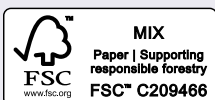
Newbury

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