



Tower House

Hollington, Nr Highclere, Hampshire

An imposing country house of Victorian origins totalling approximately 10,000 sq ft in a peaceful parkland setting

Berkshire/Hampshire borders, well maintained throughout. Garages with additional rooms above.



7 RECEPTION ROOMS



7 BEDROOMS



6 BATHROOMS



GARAGE BLOCK



7.61 ACRES



FREEHOLD



RURAL/VILLAGE



9,924 SQ FT



**GUIDE PRICE
£3,950,000**



The property

Tower House is a substantial and impressive country house that has been extended in recent years creating a spacious and up to date home in a quiet green environment. Tower House takes its name from the distinctive Victorian tower in the core of the original house which creates a distinctive accent to the original architecture. The house now offers excellent accommodation and includes several reception rooms. The reception hall leads through to an impressive 34' drawing room which has an attractive bay window overlooking the glorious parkland setting. There is also a stunning timber-framed orangery with underfloor heating and double glazed windows which provides a year round entertaining space filled with natural light. The formal dining room links the drawing room and orangery with the adjoining kitchen/breakfast room which is fitted with a range of bespoke cabinetry, granite worktops and solid oak flooring and there is plenty of space for a dining table and comfortable seating area. In addition there are a number of smaller, cosy reception rooms in the older part of the house. On the first floor there are five bedrooms and five

bathrooms, including the large principal bedroom suite with en suite bathroom and two dressing rooms, and a comfortable guest bedroom suite. There are two further bedrooms and a bathroom on the second floor. The house is linked on the ground floor to the large garage block which houses a self-contained flat including a bedroom, bathroom, sitting room and kitchen, which would also be ideal as an office or gym.

Gardens and Grounds

The gardens and grounds are laid out in a parkland style, and areas of lawn and wildflower meadows flow from the property focused around an attractive natural wildlife pond. The grounds are punctuated by some beautiful, mature specimen trees and there is a fabulous distant view from the property. A large balustraded natural stone terrace runs the length of the house providing a delightful south facing setting overlooking the parkland. The house is approached from the lane through electric gates to the front of the house, and there is also a rear drive with ample parking space beside the garage block.













Location

Tower House is situated in a secluded setting in the small hamlet of Hollington, close to Highclere, Woolton Hill and Newbury. The property is surrounded by beautiful rolling countryside providing extensive opportunities for walking, riding and cycling. There is a thriving local community, and nearby Woolton Hill offers excellent local facilities including a primary school, shop/post office, doctors' surgery and tennis club. There is a popular pub and a farm shop in Highclere, and Newbury provides an extensive range of amenities catering for most daily needs including a wide choice of shops, pubs and restaurants in the main street and market place and larger supermarkets, including Waitrose, on the edge of the town. Communications in the area are excellent with easy access to the A34/M4/M3 linking with London, Heathrow Airport, and the West Country, and train services from Newbury and Whitchurch. The property is well located for a range of highly regarded schools in the area.

Distances

- Highclere 2 miles
- Woolton Hill 1 mile
- Newbury 6 miles
- M4 (J13) 10 miles
- Whitchurch 10 miles

Nearby Stations

- Newbury (Paddington from 40 mins)
- Whitchurch (Wateloo from 59 mins)

Key Locations

- Highclere Castle
- Newbury Racecourse
- Watermill Theatre

Nearby Schools

- Horris Hill, Thorngrove, Farleigh, Cheam
- Downe House
- Bradfield College
- Marlborough College



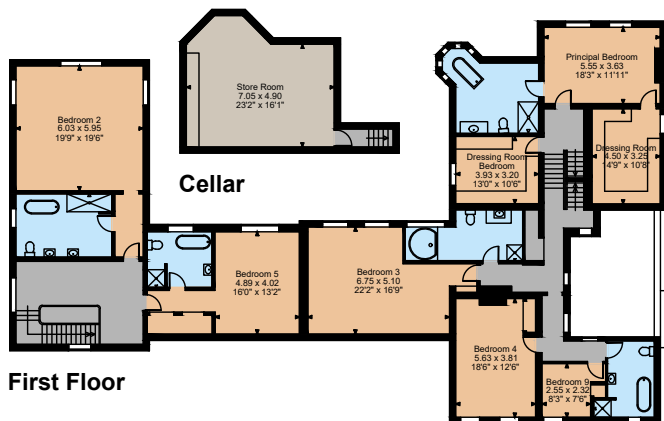






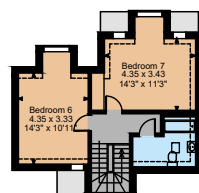


Ground Floor

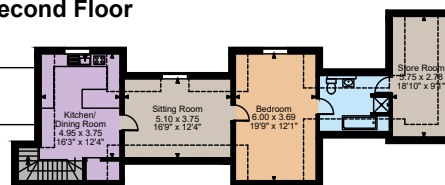


Cellar

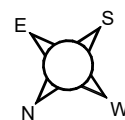
First Floor



Second Floor



Gardner's Flat



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

□□□ Denotes restricted head height

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Floorplans

House internal area 9.924 sq ft (922 sq m)
For identification purposes only.

Directions

RG20 9XX

what3words: ///statue.crackles.pavillions

General

Local Authority: Basingstoke and Deane Council

Services: Mains electricity and water.

This property has a private drainage system that may not comply with current regulations.

Oil fired central heating.

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

Council Tax: Band H

EPC Rating: E

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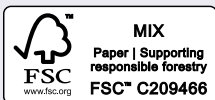
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