



# YEWS FARMHOUSE

Hollington Lane, Highclere, Hampshire RG20 9XU

TO LET

£4,000 pcm





# Yews Farmhouse

Hollington Lane, Highclere, Hampshire RG20 9XU

Newbury 9 miles | Andover 12 miles | Mileages and times approximate

4 bedrooms

A beautifully refurbished detached family home, with a large garden of around 1.28 acres. The house is set within a peaceful yet convenient rural setting, with fine views.

## THE PROPERTY

Yews Farmhouse is in a peaceful position surrounded by open countryside, yet is a short drive to Highclere, Newbury and the A34. A range of good schools such as Cheam and Horris Hill are nearby.

A large, welcoming entrance hall, drawing room with woodburning stove and double doors out onto the terrace. The kitchen, dining and sunroom features an Aga, electric oven, fitted appliances and stone worktops. The dining area has double doors onto the terrace and opens through into the sunroom which has delightful views. Study, downstairs WC, utility room and boot room with units and hanging space.

The main bedroom suite is a large room with built in cupboards and en suite bath, shower and dressing room. Bedroom two features built in cupboards and en suite shower room. Bedrooms 3 and 4 are both double bedrooms and there is a family bath and shower room.

The house sits within gardens totalling around 1.28 acres, with a large gravel driveway and terrace area at the back with fine rural views. A wooden frame double garage currently under construction.

## ADDITIONAL INFORMATION

### Services

Mains water and private drainage. Oil central heating

### Local Authority

Basingstoke and Deane Borough Council, band E

### EPC

D 62

### Pets

Considered, rent may vary

### Deposit

£4,615

### Directions

From the A34 heading north, after Tot Hill services take the next junction signposted to Highclere and Wash Common. At the end of the slip road, turn right onto the Andover Road. Proceed through Highclere, and after passing the Red House pub, turn right into Westridge. Follow the lane and bear left at the fork onto Hollington Lane. Continue along this lane, taking a sharp right-hand turn. Drop down the hill and Yews Farmhouse will be found on the right-hand side, next to a five bar gate.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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