




**45 Penwood Heights, Highclere RG20 9EZ**  
**Price: £595,000**

**Features.**

-  2
-  4
-  1

**Description.**

Four bedroom detached family home situated in this popular development to the south of Newbury, in the parish of Highclere, offering countryside walks on your doorstep.

The spacious flexible living accommodation comprises, entrance hall, cloakroom/shower room kitchen, utility room, dual aspect living room, separate dining room, conservatory, master bedroom with built-wardrobes, three further bedrooms and bathroom. Benefits include a generous size south facing private rear garden, garage/driveway parking for several cars, oil-fired central heating and double glazing throughout.



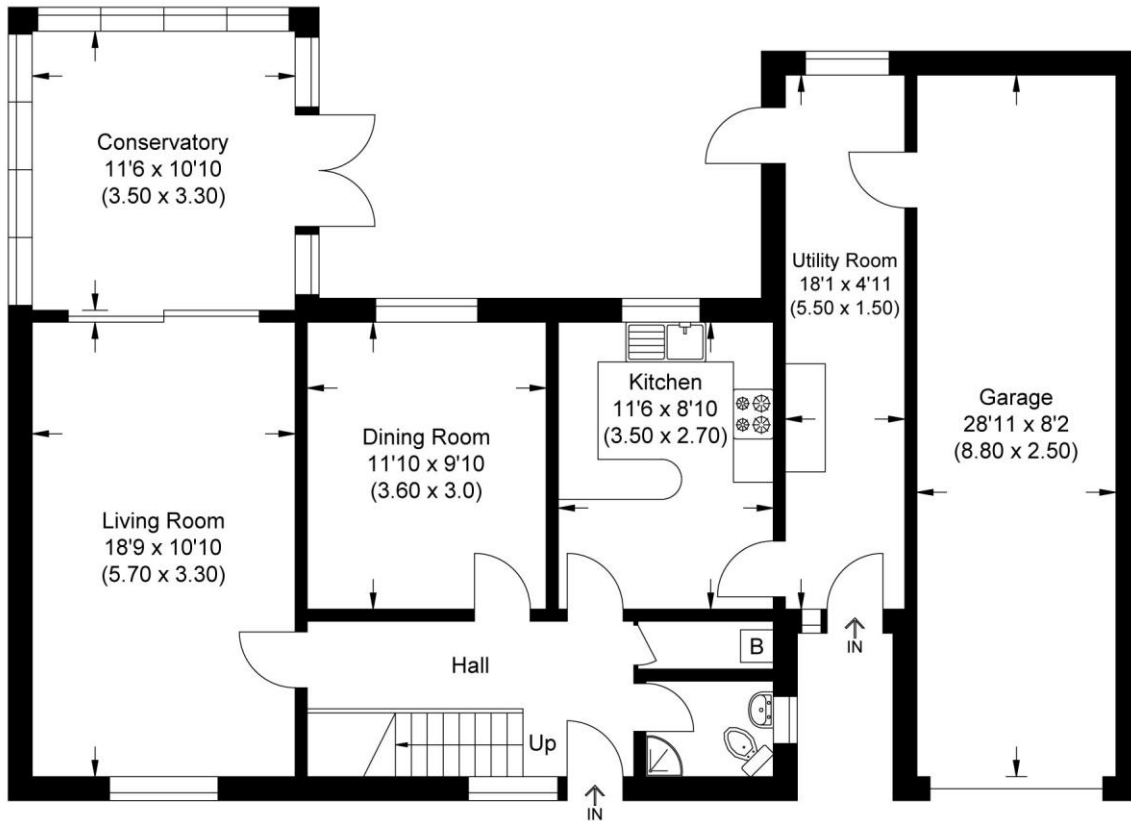
## Location.

Highclere is a highly regarded village located to the south of Newbury surrounded by beautiful rolling countryside including Highclere Park, home to Highclere Castle aka Downton Abbey. The village offers amenities including Thorngrove Prep School, and The Red House public house. Further amenities are available in the neighbouring village of Woolton Hill include St Thomas Infant School, Woolton Hill Junior School, village shop with post office, public house and doctor's surgery. The nearby Andover Road/A34 junction offers easy access to the M3 to the south and the M4 to the North.

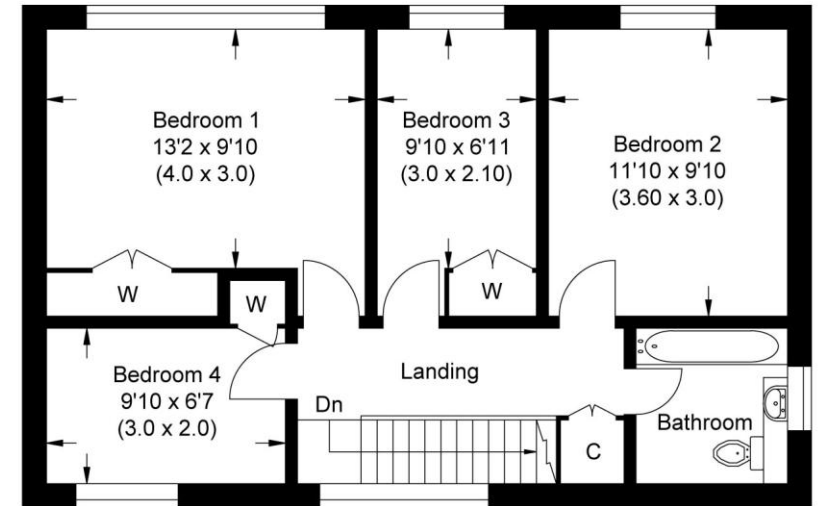


Approximate Gross Internal Area  
128.65 sq m / 1384.77 sq ft  
(Excludes Garage)

Garage Area 22.0 sq m / 236.80 sq ft

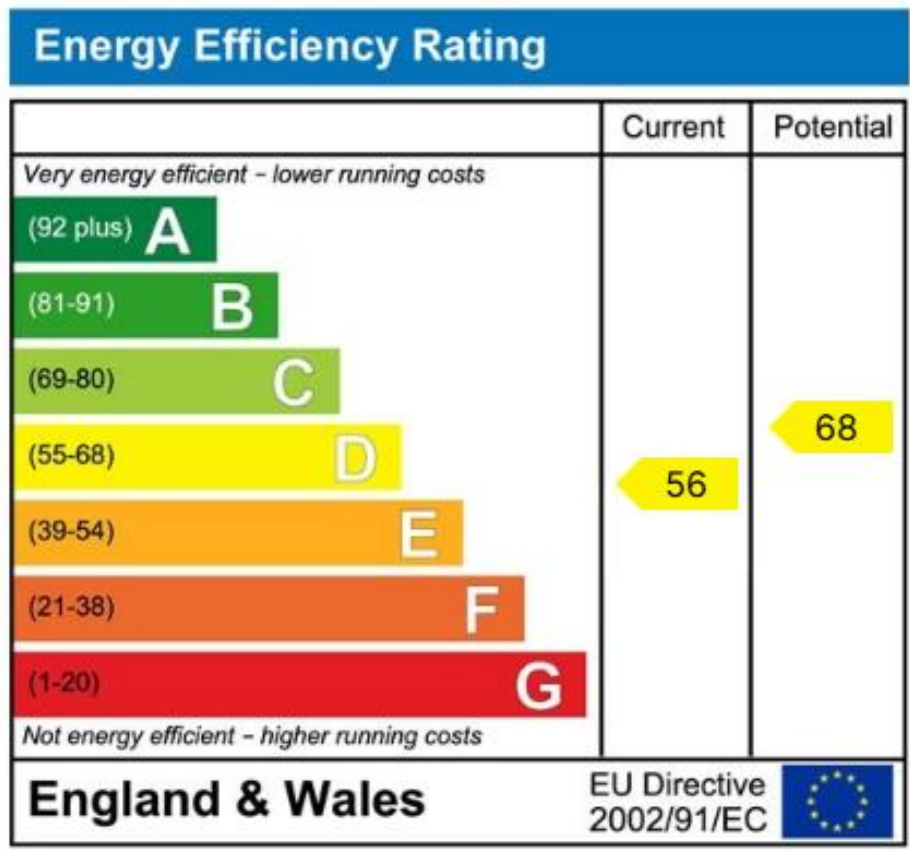


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**Important Notice**

**PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: D**

**COUNCIL TAX BAND: F**  
**2026/2027: £3,264.22.**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents  
 44 Cheap Street  
 Newbury  
 Berkshire  
 RG14 5BX

**01635 523777**

**www.downer.co.uk**