

Basingstoke and Deane Borough Council

Local List of Buildings of Architectural or Historic Interest

Highclere

First adopted: 27 March 2007

Last updated: 19 March 2012

Conservation Team
Basingstoke and Deane Borough Council
Civic Offices
London Road
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Local List of Buildings of Architectural or Historic Interest

Ref. No: LL/HIG/001
Site Name: The Armoury
Site Address: Highclere Village Hall
Andover Road
Highclere
RG20 9PH
Parish: Highclere
National Grid Reference:

Building Type: House
Age From: 1867 **To:** 1899
Description: House, now Village Hall, built 1896. Red Flemish bond brickwork with grey brick dressings around windows and quoins, slate gabled roof. Symmetrical façade to road, originally with sash windows to both floors, now modern casements. Central gabled porch with arched side lights (original?). An important building locally due to use as Village Hall since 1942.

Date added to Local List: 27 March 2007

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL/HIG/002
Site Name: Crown Cottage
Site Address: Andover Road
Highclere
RG20 9PF
Parish: Highclere
National Grid Reference:

Building Type: House
Age From: 1867 **To:** 1899
Description: House, c.late C19. Red brick, clay plain tile roof. Timber sash windows in reveals. Earlier southern bay potentially earlier C19, but mostly late C19 with a late C20 extension to north also. Central hipped porch with roughcast render above brick plinth.

Date added to Local List: 27 March 2007

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL/HIG/003
Site Name: Flexford House
Site Address: Hollington Lane
Highclere
RG20 9PU
Parish: Highclere
National Grid Reference:

Building Type: House
Age From: 1800 **To:** 1899
Description: Large house, of early and late 19th century dates, with potentially earlier origins. Red brick walls with plain clay tile roofs, both hipped and gabled in varying places, wide overhanging eaves to front range. Brick boundary wall to front boundary. Modern casement windows as replacements for original sash windows.

Date added to Local List: 27 March 2007

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL/HIG/004
Site Name: Old Hollys
Site Address: Tubbs Lane
Highclere
RG20 9PQ
Parish: Highclere
National Grid Reference:

Building Type: House
Age From: 1800 **To:** 1833
Description: Pair / row of estate-workers' cottages, circa early 19th century. Diaper pattern red and glazed blue brickwork to front elevation. Clay plain tile hipped roof with shallow eaves. 4 over 8 timber sash windows with exposed boxes. Later brick gabled porch to front. Two chimney stacks on front ridgeline. Rear not observed.

Date added to Local List: 27 March 2007

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL/HIG/005
Site Name: Pound Keepers Cottage
Site Address: Tubbs Lane
Highclere
RG20 9PQ
Parish: Highclere
National Grid Reference:

Building Type: House
Age From: 1800 **To:** 1833
Description: Pair / row of estate-workers' cottages, circa early 19th century. Diaper pattern red and glazed blue brickwork to front elevation. Clay plain tile hipped roof with shallow eaves. 4 over 8 timber sash windows with exposed boxes. Later brick gabled porch to front. Two chimney stacks on front ridgeline. Rear not observed.

Date added to Local List: 27 March 2007

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL/HIG/007
Site Name: Outbuilding at The Red House
Site Address: Andover Road
Highclere
RG20 9PU
Parish: Highclere
National Grid Reference: 443552 160053

Building Type: Stable
Age From: 1800 **To:** 1832
Description: Stable to public house of late 18th or early 19th century date. Red brick and a steeply pitched clay plain-tiled roof, gable-end onto road. Locally significant as a surviving stable to a former coaching inn, still forming part of an attractively cohesive group.

Date added to Local List: 25 September 2007

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL/HIG/008
Site Name: The Red House
Site Address: Andover Road
Highclere
RG20 9PU
Parish: Highclere
National Grid Reference: 443560 160072

Building Type: Public house
Age From: 1767 **To:** 1832
Description: Public house of early 19th century date. Two-storeys, red brick walling with glazed blue diaper patterns to front wall, and tile hung to side elevations. Clay plain-tiled gabled roofs. Locally significant due to social importance of public house, landmark value, age, historic character and intactness.

Date added to Local List: 25 September 2007

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL/HIG/009
Site Name: Broadspeare
Site Address: Highclere Park
Highclere
RG20 9RW
Parish: Highclere
National Grid Reference: 445008 160121

Building Type: House
Age From: 1700 **To:** 1832
Description: House of early 18th and early 19th century dates. Possibly designed as part of the Brownian landscape of Highclere Park, but unverified. Earlier sections of the building represented by smaller bricks, mostly visible to rear with some arched details suggesting possible non-residential use (possible menagerie?). Later sections are much larger bricks, and with a symmetrical façade formed into an attempt of a pilastered elevation. Three storeys. Of significant local interest due to rarity, age and idiosyncratic character.

Date added to Local List: 25 September 2007

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-010
Site Name: Pink House
Site Address: Penwood Drove
Penwood
Newbury
RG20 9EW
Parish: Highclere
National Grid Reference: 444977 161347

Building Type: House
Age From: 1833 **To:** 1866
Description: Detached house of mid 19th century date. Two storey off-symmetrical façade. Painted brickwork in flemish bond. Hipped tiled roof to main house, gabled to single storey wing in matching style and similar date. Plain leaded porch canopy over boarded timber door. Timber casement windows (two modern to ground floor). Locally significant due to age, intactness and strength of historic character.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-011
Site Name: Barn Cottage
Site Address: Penwood Drove
Penwood
Newbury
RG20 9EW
Parish: Highclere
National Grid Reference: 444956 161383

Building Type: House
Age From: 1700 **To:** 1799
Description: Detached house of early 18th century date. Single storey plus attic. Three bay plan form. Ground floor rendered, first floor tile hung. Half hipped shingle roof with eyebrow dormer, likely to originally have been thatched. Flush timber casement windows. Gabled porch. Locally significant due to age, intactness and strength of historic character.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-013
Site Name: Appletree House
Site Address: Foxs Lane
Penwood
Newbury
RG20 9EP
Parish: Highclere
National Grid Reference: 444653 161412

Building Type: House
Age From: 1800 **To:** 1866
Description: Detached house of early to mid 19th century date. Two storeys, asymmetrical façade. Painted render. Slate gabled roof. Eight-over-eight timber sash windows to both floors. Gabled timber porch with slate roof. Locally significant due to strength of historic character, age, intactness and group value.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-014
Site Name: Pitt House
Site Address: Mount Road
Highclere
Newbury
RG20 9QY
Parish: Highclere
National Grid Reference: 443847 161037

Building Type: House
Age From: 1800 **To:** 1899
Description: Large detached house of early and late 19th century dates. Two storey original house to south, with double-pile planform. Later north wing added at right angles and projecting forwards with single-storey attached car port. Red brick in flemish bond with some blue headers to older section, fewer blue bricks to later addition. Dentillated eaves, simple brick arches to window heads. Tiled gabled roofs with brick details to verges. Tile-hung to south elevation. Timber sash windows with small panes throughout. Timber door case to front with canopy supported by carved timber brackets. Timber panelled door with decorative fanlight over. Locally significant due to strength of architectural and historic character and age and intactness.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-015
Site Name: Rose Cottage
Site Address: Mount Road
Highclere
Newbury
RG20 9QZ
Parish: Highclere
National Grid Reference: 443706 161238

Building Type: House
Age From: 1833 **To:** 1866
Description: Small detached house of mid 19th century date. Two storeys, symmetrical façade. Red brick with blue headers in flemish bond. Tiled gabled roof with chimney to each end. Two-over-two timber sash windows within reveals with gauged brick arched heads. Decorative timber porch with tiled gabled roof, to centre of façade. Timber panelled door with glazed upper panels. Locally significant due to strength of architectural and historic character and intactness.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-016
Site Name: Challis Cottage
Site Address: Mount Road
Highclere
Newbury
RG20 9QZ
Parish: Highclere
National Grid Reference: 443694 161273

Building Type: House
Age From: 1800 **To:** 1866
Description: Small detached cottage of early 19th century date. Two storeys, original façade symmetrical, now extended to side in matching style. Red brick in flemish bond with corbelled eaves. Tiled gabled roof. Two storey and single storey rear additions of later 19th century date. Flush timber casement windows. Plain timber porch with tiled gabled roof and timber panelled door within. Locally significant due to strength of historic character, age and intactness.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-017
Site Name: Sandene
Site Address: Pantings Lane
Highclere
Newbury
RG20 9PS
Parish: Highclere
National Grid Reference: 443597 161167

Building Type: House
Age From: 1800 **To:** 1866
Description: Small detached house of early to mid 19th century date. Two storeys, symmetrical façade. Tiled gabled roof. Red brick with blue headers in Flemish bond. Flush timber casement windows. Single stack to end on ridge. Small wrought-iron pedestrian gate to front boundary. Locally significant for strength of historic character, age and integrity.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-019
Site Name: Mount View
Site Address: Tubbs Lane
Highclere
Newbury
RG20 9RD
Parish: Highclere
National Grid Reference: 443680 161138

Building Type: House
Age From: 1867 **To:** 1899
Description: Detached house of mid to late 19th century date. Two storeys, original symmetrical façade, now extended to side with modern extension in matching style and central porch. Original two-over-two timber sash windows in reveals. Tiled gabled roof. Red brick in flemish bond. Locally significant due to strength of historic character, age, intactness and group value.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-020
Site Name: Beech Tree Cottage
Site Address: Tubbs Lane
Highclere
Newbury
RG20 9RD
Parish: Highclere
National Grid Reference: 443697 161091

Building Type: House
Age From: 1800 **To:** 1899
Description: Detached house of 19th century dates. Two storeys. Red brickwork in Flemish bond with blue headers. Southern end in earlier brick work (?). Tiled roof, gabled to northern end, hipped to southern. Timber sash windows in reveals to southern and middle bays and exposed boxes to southern bay. Timber boarded door. Locally significant due to varied strength of historic character, age and intactness.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-021
Site Name: Westridge Studio
Site Address: Andover Road
Highclere
Newbury
RG20 9PJ
Parish: Highclere
National Grid Reference:

Building Type: House
Age From: 1833 **To:** 1866
Description: Small former hall or chapel of mid 19th century date. Single-storey single room plan with small later addition to southern end. Red brick with blue headers in flemish bond. Buff brick arched heads above metal casement windows. Slate gabled roof. Locally significant due to age, social importance and strength of architectural and historic character.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-023
Site Name: Wayside Cottage
Site Address: Westridge
Highclere
Newbury
RG20 9RY
Parish: Highclere
National Grid Reference: 443348 160433

Building Type: House
Age From: 1800 **To:** 1932
Description: Small detached cottage of early to mid 19th century origin and extended during the early and late 20th century. Two storeys, T shape plan form (not including modern). Red brick. Front projecting wing of early 20th century date with tile-hanging to first floor. Tiled gabled roofs. Chimneys on ridge to left and right side. Large modern extension to left with painted brick work. Timber casement windows, timber panelled door with porch canopy over. Brick and flint boundary wall to front. Locally significant as an attractive cottage of early 19th century origin with good architectural detailing.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-024
Site Name: Boxhall Cottage
Site Address: Hollington Lane
Highclere
Newbury
RG20 9PX
Parish: Highclere
National Grid Reference: 443476 159942

Building Type: House
Age From: 1733 **To:** 1832
Description: Small detached house of late 18th to early 19th century date, but with possibly earlier origins. Single-storey plus attic, L shaped single-room depth plan form. Red brick in flemish bond with some blue headers. Tiled roof, hipped to north-west and half hipped to east. Flat topped sash dormers on eave line. Timber sash and casement windows. Central brick porch canopy to north elevation with timber boarded door beneath. Locally significant due to age, historic character and intactness.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-025
Site Name: The Ridings
Site Address: Andover Road
Parish: Highclere
National Grid Reference: 443582 159978

Building Type: House
Age From: 1800 **To:** 1832
Description: Detached house of early 19th century date. Two storeys, double-pile plan form, both ranges of similar date. Red brick with blue headers in flemish bond. Tile-hung to gable ends. Central brick chimney stack on ridge. Tiled gabled roofs with central valley. Flush timber casement windows. Locally significant as intact and attractive vernacular cottage of early 19th century date.

Date added to Local List: 1 December 2009

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-026
Site Name: Little Flexford House
Site Address: Andover Road
Highclere
Newbury
RG20 9PU
Parish: Highclere
National Grid Reference: 443545 159979

Building Type: House
Age From: 1767 **To:** 1832
Description: Detached house of late 18th or early 19th century date. Two storeys, square plan form with symmetrical well-proportioned façade. Red brick in flemish bond with flat gauged arched heads above windows and doors. Timber sash windows with exposed boxes. Two later 19th century timber casement windows to first floor. Central decorative timber door case with lead canopy on timber brackets. Timber panelled door with glazed top panels. Slate half-hipped roof. Locally significant due to architectural merit, historic character, age and intactness, and group value.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-027
Site Name: St Gabriels House
Site Address: Andover Road
Highclere
Newbury
RG20 9PF
Parish: Highclere
National Grid Reference: 443737 160425

Building Type: House
Age From: 1867 **To:** 1899
Description: Large detached house of late 19th century date. Two storeys, roughly square plan form with northern wing to side of same date. Red brick to ground floor, tile hung to first floor. Timber casement windows with gauged brick arches, mostly flat, one semi-circular. Hipped tiled roof, four prominent brick chimney stacks with corbelled tops. One stack to front provides principal feature to front. Assymmetrical façade. Tiled front porch with slatted timber side wall and timber panelled door within. Locally significant due to architectural and build quality and strength of historic character.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-028
Site Name: Crondall Cottage
Site Address: Andover Road
Highclere
Newbury
RG20 9PH
Parish: Highclere
National Grid Reference: 443671 160399

Building Type: House
Age From: 1833 **To:** 1866
Description: Detached house of early to mid 19th century date. Two storeys, irregular façade. Rectangular plan form. Red brick with blue headers in Flemish bond. Red brick gauged arches to windows. Clay tile hipped roof. Timber sash and casement windows. Locally significant due to age, architectural quality and intactness.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-029
Site Name: The Old Rectory
Site Address: Andover Road
Highclere
Newbury
RG20 9PF
Parish: Highclere
National Grid Reference: 443706 160321

Building Type: House
Age From: 1800 **To:** 1866
Description: Former Rectory of mid 19th century date. Large detached house of two storeys and square plan form. Symmetrical façade with projecting central porch tower. Red brick with blue headers in flemish bond and red gauged arches to windows. Slate hipped roof with gable to porch tower and timber sash windows. Locally significant due to social importance, age, integrity and architectural merit.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-031
Site Name: Highclere Farm House
Site Address: Highclere Street
Highclere
Newbury
RG20 9PY
Parish: Highclere
National Grid Reference: 443521 159615

Building Type: House
Age From: 1800 **To:** 1866
Description: Large detached farmhouse of mid 19th century date. Two storeys, well-proportioned symmetrical façade with rear outshots and modern extension to rear. Red and blue brickwork in flemish bond with red brick dressings and gauged brick arches. Buff brick canted bay to north elevation. Clay tile half hipped roof with dentilated eaves. Central gabled porch on stone pillasters with half glazed panelled door within. Timber sash windows in reveals. Locally significant due to architectural merit and historic character, age, intactness and group value. Two detached farm buildings immediately south of house of similar age and group value.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-032
Site Name: Oak Tree Cottage and Greenacres
Site Address: Oak Tree Cottage
Highclere Street
Highclere
Newbury
RG20 9PY
Parish: Highclere
National Grid Reference: 443484 159577

Building Type: House
Age From: 1667 **To:** 1932
Description: Pair of cottages of pre-1700 origin, with later work of 18th, 19th and 20th date. Single-storey plus attic, timber-framed core (Greenacres) with later 18th / 19th century addition to north of similar scale but in brick. Modern addition to south of 20th century date. Locally significant due to pre-1700 date, and historic character.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-032a

Site Name: Oak Tree Cottage and Greenacres

Site Address: Greenacres
Highclere Street
Highclere
Newbury
RG20 9PY

Parish: Highclere

National Grid Reference: 443486 159566

Building Type: House

Age From: 1667 **To:** 1932

Description: Pair of cottages of pre-1700 origin, with later work of 18th, 19th and 20th date. Single-storey plus attic, timber-framed core (Greenacres) with later 18th / 19th century addition to north of similar scale but in brick. Modern addition to south of 20th century date. Locally significant due to pre-1700 date, and historic character.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-033
Site Name: The Withies and Walters
Site Address: The Withies
Highclere Street
Highclere
Newbury
RG20 9PY
Parish: Highclere
National Grid Reference: 443418 159283

Building Type: House
Age From: 1600 **To:** 1799
Description: Pair of early 18th century cottages formed from likely pre-1600 single house. Single storey plus attic. Longitudinal plan form and deep and steeply pitched roof. Red brickwork in mixture of bonds. Clay tiled hipped roof with gabled dormers set on eaves. Earlier chimney stack sat on ridge, suggesting former lobby entry plan form and therefore earlier date. Gabled brick porches to each unit. Timber casement windows. Locally significant due to early date and intact layered historic character.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-033a

Site Name: The Withies and Walters

Site Address: Walters
Highclere Street
Highclere
Newbury
RG20 9PY

Parish: Highclere

National Grid Reference: 443419 159273

Building Type: House

Age From: 1600 **To:** 1799

Description: Pair of early 18th century cottages formed from likely pre-1600 single house. Single storey plus attic. Longitudinal plan form and deep and steeply pitched roof. Red brickwork in mixture of bonds. Clay tiled hipped roof with gabled dormers set on eaves. Earlier chimney stack sat on ridge, suggesting former lobby entry plan form and therefore earlier date. Gabled brick porches to each unit. Timber casement windows. Locally significant due to early date and intact layered historic character.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-034
Site Name: The Yew Tree Inn
Site Address: Andover Road
Highclere
Newbury
RG20 9SE
Parish: Highclere
National Grid Reference: 443277 158912

Building Type: Public house
Age From: 1600 **To:** 1832
Description: Public house of 17th, 18th and 19th century dates. Original section is single-storey plus attic to longitudinal planform. 19th century rear (west) two storey addition and southern single-storey 19th century addition. Painted brick work, some minor areas unpainted. Clay tile hipped and gabled roofs. Timber casement and sash windows. Gabled porch to north, brick chimney stack to ridge. Hipped dormers set on eaves to north elevation. Dentilated eaves. Locally significant due to age, intactness, landmark value, group value and strength of historic character.

Date added to Local List: 27 May 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-035
Site Name: The Old School House
Site Address: Church Lane
Highclere
Newbury
Berks RG20 9RH
Parish: Highclere
National Grid Reference: 444103 160260

Building Type: House
Age From: 1840 **To:** 1914
Description: Small late Victorian former school building. Built of red brick laid in a decorative English bond with paler stretcher courses interspersed with header courses of darker reds mixed with blues. Single-storey plus attic form with low eaves to gabled and half-hipped roofs. Prominent front gabled porch with dog-tooth detailing to verge (repeated on north-west elevation) and arched recessed porch. Large mid-roof stack to front, ridge vents to each wing. Gothic arched small-pane windows within dormer gables to west and north elevations with simpler small-pane windows to ground floor level. More domestic character of north-western end indicates former masters house(?). Locally significant due to architectural quality and historic interest as former school building.

Date added to Local List: 3 November 2008

Local List of Buildings of Architectural or Historic Interest

Ref. No: LL-HIG-036
Site Name: The Mount House
Site Address: Tubbs Lane
Highclere
Newbury
RG20 9RB
Parish: Highclere
National Grid Reference: 443696 161041

Building Type: House
Age From: 1840 **To:** 1914
Description: Large, detached mid-19, early C20 period property of two storeys built of brick and tile to an irregular plan form. Relatively intact and of good architectural quality. 3no. leaded dormer windows and blue brick header banding to front elevation. C20 extensions are tile hung with decorative brick coping detail, dentil eaves and a mixture of ornate timber casements and sash windows in reveals with shutters and arched headers. Crital windows to later outshots. Large stepped brick chimneys. Period porch to front elevation and canopy porch to side and rear.

Date added to Local List: 19 March 2012
