



12 SWAN STREET
Guide Price £325,000

Carter Jonas

12 SWAN STREET KINGSCLERE RG20 5PJ

- Newbury and Newbury station 9 miles
- Basingstoke and Basingstoke station 9 miles
- M4 (J13) 12 miles M3 9.5 miles

Reception room · kitchen · pantry · 2 double bedrooms
· bathroom · pretty garden with home office · centre of
village location · Energy Rating D

SITUATION

Kingsclere is an attractive village lying just off the A339 road midway between Newbury and Basingstoke. It has a good range of facilities for everyday needs including shops, post office, primary school, health centre with dentist attached, public houses and churches. There is also the Fieldgate Community Centre with sports field and other sports clubs in the village. Close by is the Sandford Springs Golf Club. The village is surrounded by attractive countryside which provides good walking and riding, including the renowned Watership Down. Communications from here are good both by road and rail, and there is a regular bus service into both Newbury and Basingstoke.

DESCRIPTION

12 Swan Street is a charming period cottage with red brick walling in Flemish bond and is situated in the heart of the village. The current owner has extensively refurbished the property to create a light and beautifully presented house. As you enter the property, you are greeted with a cosy sitting room with warm, neutral tones and character features. The kitchen has been finished to a high standard in a shaker style with granite worktops. On this level, there is a pantry and lovely family bathroom complete with overhead shower. On the first floor, there are two good-sized double bedrooms, with the main bedroom stretching the full width of the property and featuring an open period fireplace.

A BEAUTIFULLY PRESENTED AND RECENTLY REFURBISHED GRADE II LISTED, PERIOD PROPERTY ORIGINATING BACK TO THE 1800'S. THE PROPERTY HAS A WEALTH OF FEATURES INCLUDING EXPOSED TIMBERS AND OPEN FIREPLACES ALONG WITH A WESTERLY FACING GARDEN AND REAR ACCESS TO THE BROOK AND FOOTPATHS ONTO THE DOWNS.



OUTSIDE

Outside, a paved terrace with outdoor seating is a perfect suntrap and overlooks the pretty garden. Separate from the garden is a purpose built garden studio currently being used as a home office. Free parking can be found at 2 nearby car parks.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected.

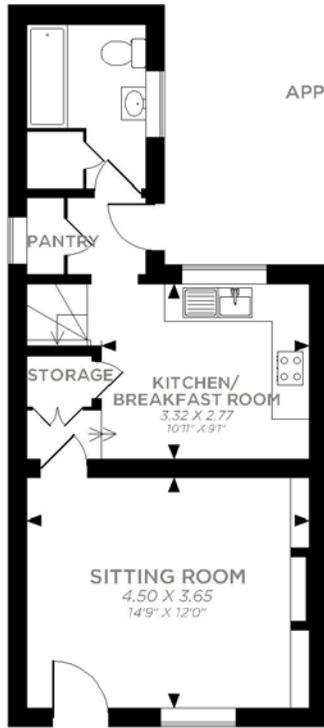
Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band B

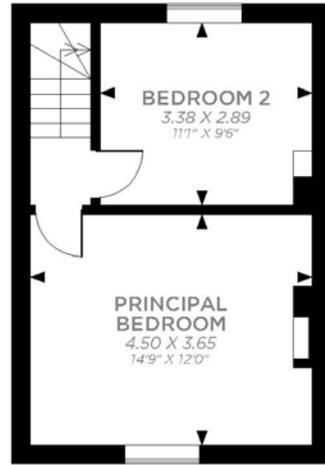
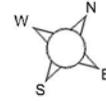
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 5PJ





SWAN STREET, KINGSCLERE, NEWBURY
 APPROXIMATE FLOOR AREA = 730 SQ FT / 68 SQ M
 GARDEN CABIN = 110 SQ FT / 10 SQ M
 TOTAL = 840 SQ FT / 78 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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