



**PHOENIX HOUSE**  
Guide Price £795,000

**Carter Jonas**



## PHOENIX HOUSE GEORGE STREET KINGSLERE RG20 5NH

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

Spacious entrance hall · drawing room · dining room · sitting room · kitchen · cloakroom · principal bedroom with ensuite shower room · three further bedrooms · bathroom · low maintenance courtyard garden · private parking · central location within walking distance to facilities · Energy Rating D

### SITUATION

Phoenix House is situated in the middle of Kingsclere, which is a sought after village situated midway between Newbury and Basingstoke. The house is in a peaceful setting, surrounded by other period properties and with lovely views towards the village church. 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 wonderful 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

Phoenix House is a Grade II Listed property, thought to date back to 1812, and has retained a great deal of its original character with high ceilings and well-proportioned rooms throughout.

**A DECEPTIVELY SPACIOUS GRADE II LISTED HOUSE SITUATED IN THE CENTRE OF THIS VERY POPULAR VILLAGE, WITHIN WALKING DISTANCE OF A WIDE RANGE OF FACILITIES. EXCELLENT ROAD AND RAIL LINKS TO LOCAL TOWNS, TRAIN STATIONS AND CENTRAL LONDON.**



A particular feature is the period stone archway to the rear of the house which is now the entrance to the kitchen. The ground floor offers three large reception rooms, with the drawing room having an open fireplace and French windows to the garden, the dining room is fitted with built-in cupboards to either side of the fireplace and the sitting room offers an extra reception space. To the rear of the house is a well fitted kitchen again with a door to the garden. There is also a ground floor cloakroom. Upstairs the principal bedroom is a good size, like all rooms with high ceilings and is double aspect with views towards the church. This bedroom has an ensuite shower room, and the first-floor accommodation is completed by three further bedrooms and a family bathroom.

### OUTSIDE

To the rear of the property there is a delightful private courtyard garden which has been designed to be low maintenance. It is a paved area providing a lovely outdoor entertaining/dining area which is private and gets the sun. From the garden there is a wrought iron gate to the rear which provides access to an allocated parking space, with further parking available nearby.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage, gas fired central heating, underfloor heating on the ground floor

**Local Authority:** Basingstoke & Deane Borough Council

**Council Tax:** Band E

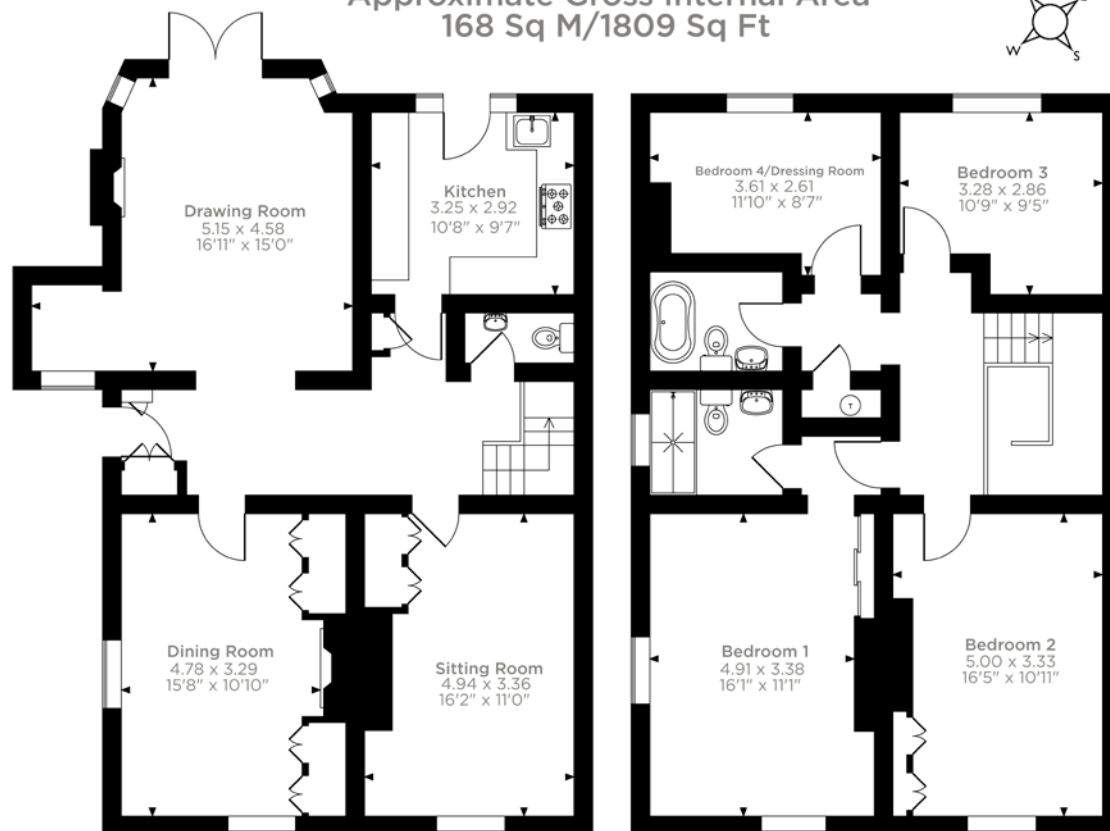
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 5NH





Phoenix House, George Street, Newbury, Hampshire  
Approximate Gross Internal Area  
168 Sq M/1809 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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