



**10 NEWBURY ROAD**

Guide Price £500,000

**Carter Jonas**



## 10 NEWBURY ROAD KINGSCLERE RG20 5SR

- Newbury town and mainline station 9 miles with trains to London Paddington in under an hour
- Basingstoke town and mainline station 9 miles
- M4 (J13) 12 miles
- M3 9.5 miles

3 reception rooms · kitchen and utility room · rear cloakroom · 3 double bedrooms · large family bathroom · Grade II Listed · lovely rear garden and parking area · sought after village location · many character features with open fireplaces and leaded windows · gas fired central heating · Energy Rating E

### 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

10 Newbury Road is an impressive and extremely attractive period house with plenty of character and spacious accommodation. The house offers 3 large reception rooms with a reception hall with fireplace and stairs to the first floor, a second living room to the front aspect with another lovely fireplace and interesting nook which could be used as a study area and a smart dining room with patio doors with views over the rear gardens. There is a kitchen at the rear which leads to the utility room which has a cloakroom and also gives access to the rear. .

**AN IMPRESSIVE AND CHARACTERFUL GRADE II LISTED SEMI-DETACHED PERIOD HOUSE WELL LOCATED WITHIN THIS SOUGHT AFTER VILLAGE. THE PROPERTY BENEFITS FROM IMPRESSIVE ACCOMMODATION WITH 3 BEDROOMS, 3 RECEPTION ROOMS AND A LOVELY GARDEN WITH PARKING AREA.**





Upstairs the feeling of character, quality and space continues with 3 very comfortable double bedrooms, all offering built in storage and an extremely large bathroom with free standing bath and shower and beautifully tiled flooring.

## **OUTSIDE**

From the front the house stands proud with high chimneys and walled front gardens, at the rear there is a stone patio leading from the house to well-tended level lawns and a large gravelled parking area which is accessed via Newbury Road.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services connected

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

**Council Tax:** Band D

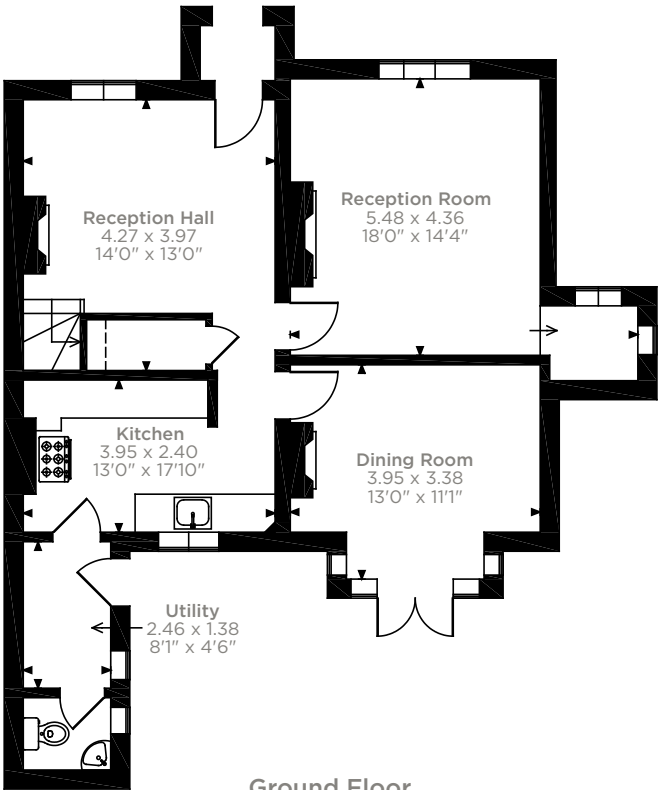
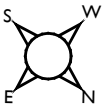
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG20 5SR

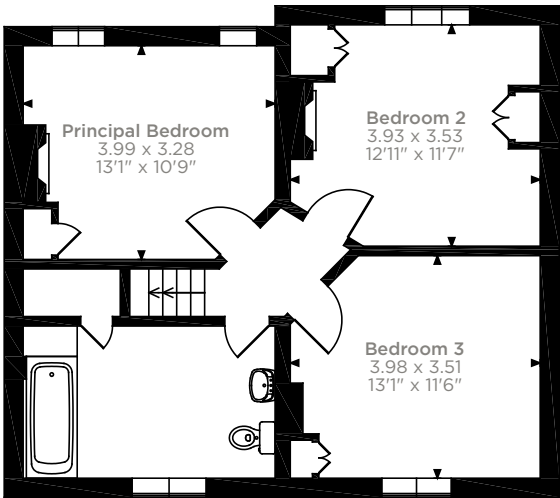




10 Newbury Road, Kingsclere, Newbury, Hampshire  
Approximate Gross Internal Area  
124 Sq M/1335 Sq Ft



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		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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Offices throughout the UK



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