



**MULBERRY HOUSE**  
Guide Price £975,000

**Carter Jonas**



## MULBERRY HOUSE 18A SWAN STREET KINGSLERE RG20 5PJ

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

Porch and hallway · cloakroom · study · sitting room · dining room · kitchen/diner · ground floor shower room · principal bedroom with ensuite · 3 further bedrooms · family bathroom · detached triple garage · large blocked paved drive · raised patio area overlooking the garden · lawned garden leading down to the Gailey brook at the bottom · 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

Mulberry House is a good-sized family property tucked away off Swan Street and located in the heart of the village. The accommodation briefly comprises an entrance porch and hallway with solid oak flooring and gives access to the principal rooms on the ground floor.

**A DELIGHTFUL CHARACTER PROPERTY SET IN 0.23 OF AN ACRE, WITH TRIPLE GARAGE, WESTERLY FACING GARDEN AND LOCATED IN THE HEART OF THIS SOUGHT AFTER VILLAGE.**



There is an excellent sitting room with open fireplace and doors through to the dining room, which is a lovely room with vaulted ceilings, exposed brickwork and has doors out to the garden and kitchen. The kitchen has a range of eye and base level units with roll edge work surfaces, sink and drainer and space for a washing machine, dishwasher and cooker. The accommodation on the ground floor is completed with a WC cloakroom and fitted study. On the first floor there is a principal bedroom with dressing area and ensuite, three further bedrooms and family bathroom with under floor heating and wet room style shower.

### OUTSIDE

There is a shared private driveway from Swan Street giving access via gates to Mulberry House and the large block paved drive beyond. There is an excellent triple detached barn garage with independent roller doors and loft storage. There is a large rear garden, with raised decked seating area, which is primarily laid to lawn with mature trees and shrub borders, leading down to Gailey Brook.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains gas, water, electricity and drainage.

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

**Council Tax:** Band F

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

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





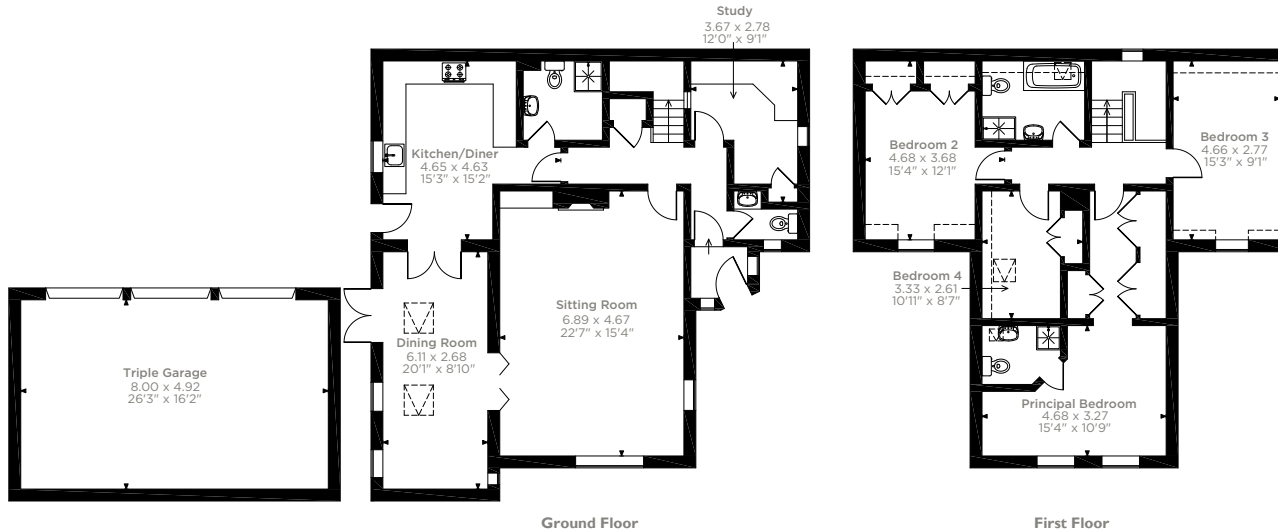
18A, Swan Street, Kingsclere, Newbury, Hampshire

Approximate Gross Internal Area

Main House = 171 Sq M/1841 Sq Ft

Garage = 39 Sq M/420 Sq Ft

Total = 210 Sq M/2261 Sq Ft



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	57 D	
39-54	E		
21-38	F		
1-20	G		

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