

1A Swan Street Kingsclere





A charming cottage with much potential in the heart of the village.



Newbury 7 miles, Basingstoke 9 miles, Reading 14 miles,
M3 (Junction 6) 11 miles, M4 (Junction 13) 12 miles
London Waterloo via Basingstoke station from 44 minutes,
London Paddington via Newbury station from 50 minutes

(All distances and times are approximate)



Services: All mains services.
Gas fired heating.

Postcode: RG20 5ND



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A Grade II listed property with an abundance of charm and character. The cottage comprises a good size sitting room with fireplace, a separate dining room also with fireplace and doors out to the garden and a kitchen with built in appliances. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Outside there is a private garden to the rear of the property and driveway parking.

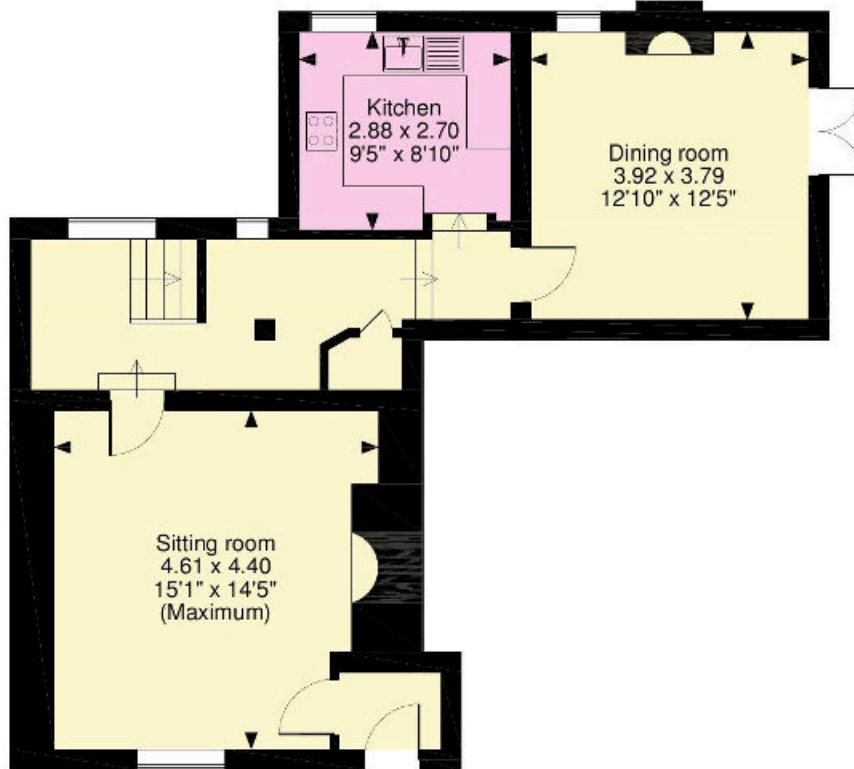
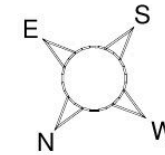
Situation

1A Swan Street is located in the centre of the popular village of Kingsclere which lies between the towns of Newbury and Basingstoke. Within this thriving village are excellent local facilities, including shops, post office, public houses, restaurants, doctors surgery, churches, primary school and community centre. More comprehensive facilities can be found in the nearby commercial centres of Newbury and Basingstoke. Communications are first class, with rail services to Waterloo and Paddington from Basingstoke and Newbury respectively. The M3, M4 & A34 are within easy driving distance. The surrounding area offers some outstanding beautiful walks.

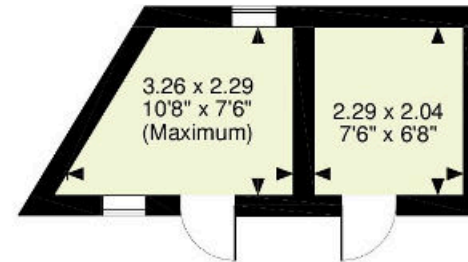
Approximate Gross Internal Floor Area 118 sq m/1,270 sq ft

Outbuilding 11 sq m/120 sq ft

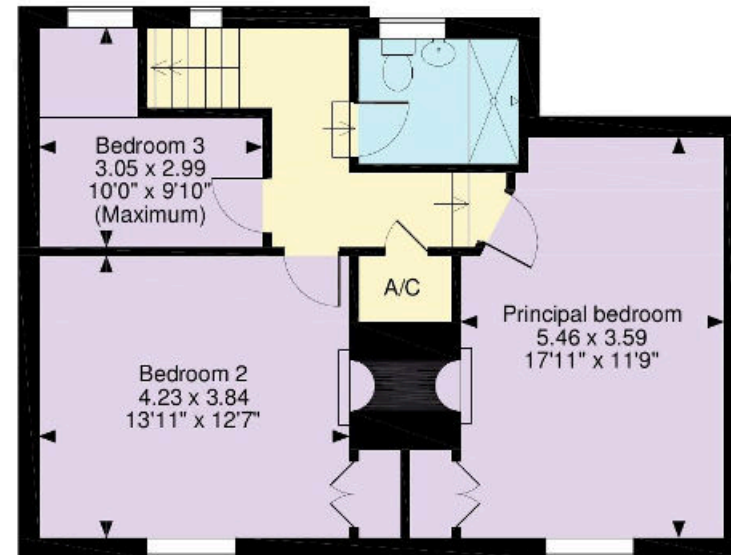
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



Outbuildings



First Floor

Knight Frank
Basingstoke
Matrix House
Basing View
Basingstoke RG21 4FF

knightfrank.co.uk

I would be delighted to tell you more.

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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [October 2020]. Photographs and videos dated [October 2020].

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