



Swan Street, Kingsclere, Newbury, RG20





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Located in a conversion area in the centre of Kingsclere, 15 Swan Street is a Grade II listed period house originating from the 17th Century with later additions. The property has a wealth of period features including exposed timbers, open fireplaces, and a cellar.

With just over 2100 sqft of accommodation, it is particularly spacious. The reception rooms exude great charm and character, the kitchen has a very useful adjoining breakfast room. On the first floor there are two really good size bedrooms, two bathrooms and a useful utility room, on the second floor is a further bedroom.



Tenure: Available freehold

Local authority: Basingstoke & Deane Borough Council

Council tax band: D

Services: All mains services. Gas fired central heating.





Outside

Outside there is a double tandem garage with parking and a beautiful partially walled garden incorporating formal lawn, terraced areas, mature shrubs, herbaceous borders and a summerhouse. The garden has a southerly aspect.

Location

15 Swan Street is situated in the heart of the popular village of Kingsclere, within a stone's throw of all local amenities.

Within the village there are shops, a post office, public houses, restaurants, cafes, doctors and veterinary surgeries, hairdressers, churches, primary school and a community centre. There is also a golf club close by. More extensive facilities can be found in the nearby towns of Newbury and Basingstoke, with regular bus services from the village.

Communications are excellent with rail services to London Waterloo from Basingstoke or Overton and Paddington from Theale or Newbury Stations. The M3, M4 and A34 are all close by, providing fast road access to the motorway networks. Kingsclere is situated at the foot of the North Hampshire Downs, part of which forms Watership Down, throughout which are many delightful walks to enjoy.

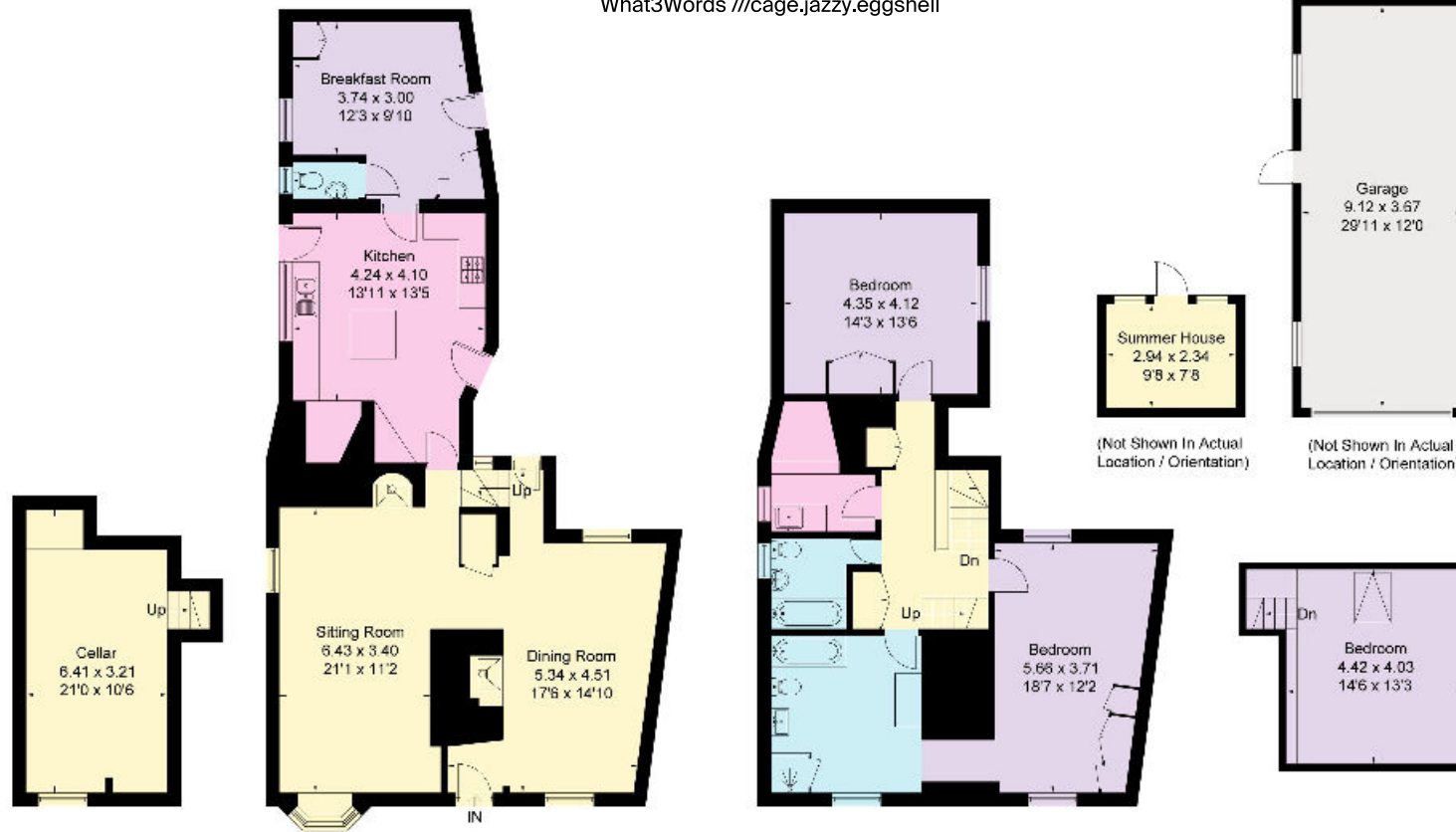
Overton 6 miles, Newbury 8 miles, Basingstoke 9 miles, Theale 13 miles, M3(J6) 10 miles, M4(J12) 13 miles, London Waterloo from Basingstoke station from 44 minutes. London Paddington from Theale and Newbury stations from 34 minutes. All distances and times approximate.





Approximate Area = 196.3 sq m / 2113 sq ft
 Cellar = 19.6 sq m / 211 sq ft
 Garage / Summer House = 40.1 sq m / 432 sq ft
 Total = 256 sq m / 2756 sq ft

What3Words ///cage.jazzy.eggshell



Cellar

Ground Floor

First Floor

Second Floor

Knight Frank
 North Hampshire
 Matrix House
 Basingstoke
 RG21 4FF
knightfrank.co.uk

I would be delighted to tell you more
 Shaun Hobbs
 01256 630971
shaun.hobbs@knightfrank.com

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 325874



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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