



12 Swan Street, Kingsclere, Hampshire, RG20



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Located in a conservation area in the heart of picturesque Kingsclere, 12 Swan Street is a refurbished Grade II Listed, period property originating back to the 1800's. The property has a wealth of period features including exposed timbers and open fireplaces.

As you enter the property, you are greeted with a cosy sitting room with warm, neutral tones and character features. The kitchen has been finished to a high standard in a shaker style with granite worktops. On this level, there is a pantry and family bathroom. On the first floor, there are two good-sized double bedrooms.

Outside, a paved terrace with outdoor seating overlooks the pretty garden. Separate from the garden is a purpose built garden studio currently being used as a home office.

Local Authority: Basingstoke & Dean Borough Council

Council tax Band: B

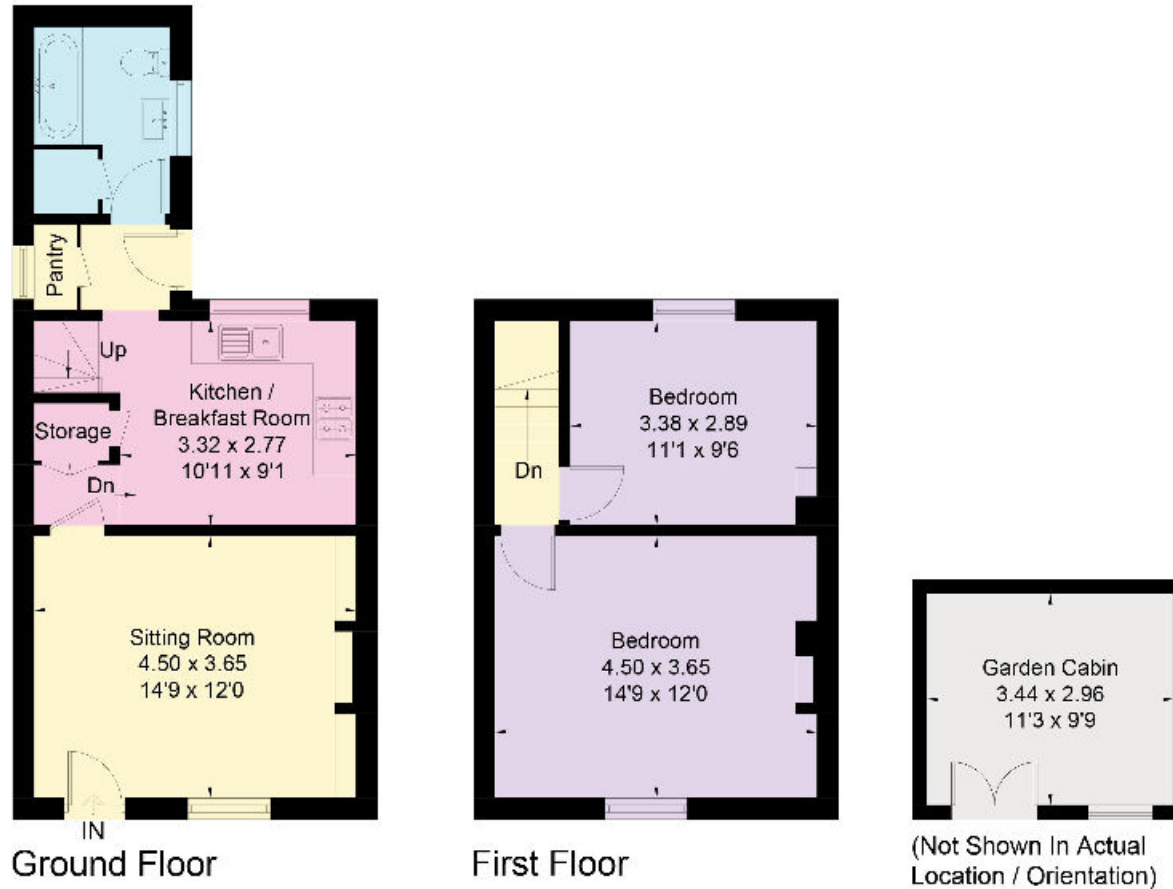
Postcode: RG20 5PJ

What3Words:///marathons.decency.asks





Approximate Floor Area = 67.8 sq m / 730 sq ft
 Garden Cabin = 10.2 sq m / 110 sq ft
 Total = 78.0 sq m / 840 sq ft



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68372

I would be delighted to tell you more

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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 April 2024. Photographs and videos dated April 2024.

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