



The Stables, Kingsclere

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# Unique home in the heart of this sought-after village

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Forming part of a conversion of the former Drakes Brewery in 2004, The Stables is Grade II listed and offers beautiful accommodation with vaulted ceilings and exposed timber framing. The kitchen is of a shaker style with granite worktops, tiled flooring and ample space for appliances, with built-in fridge freezer and dishwasher.

There is a sitting area with wooden flooring, which extends into the bedrooms. The two bedrooms have vaulted ceilings and exposed timber framing, one has an en suite wet room and the second an en suite shower room.

Outside is a pretty enclosed garden, interspersed with mature shrubs and raised flower beds, together with a terraced area. Adjoining the garden is a single garage, with side door access. There is private parking and guest parking.



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EPC

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## Mileages

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.

## Services

All mains services. Gas fired central heating. Electric underfloor heating.

Local Authority: Basingstoke & Deane Borough Council

Council tax band E

Tenure Freehold

what3words ///trainer.deeds.likewise

Postcode: RG20 5SJ

## Situation

The Stables is situated in the heart of the popular village of Kingsclere, in a private gated courtyard setting, at the foot of the North Hampshire Downs, part of which forms Watership Down.

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. Throughout the surrounding countryside are many delightful walks to enjoy.

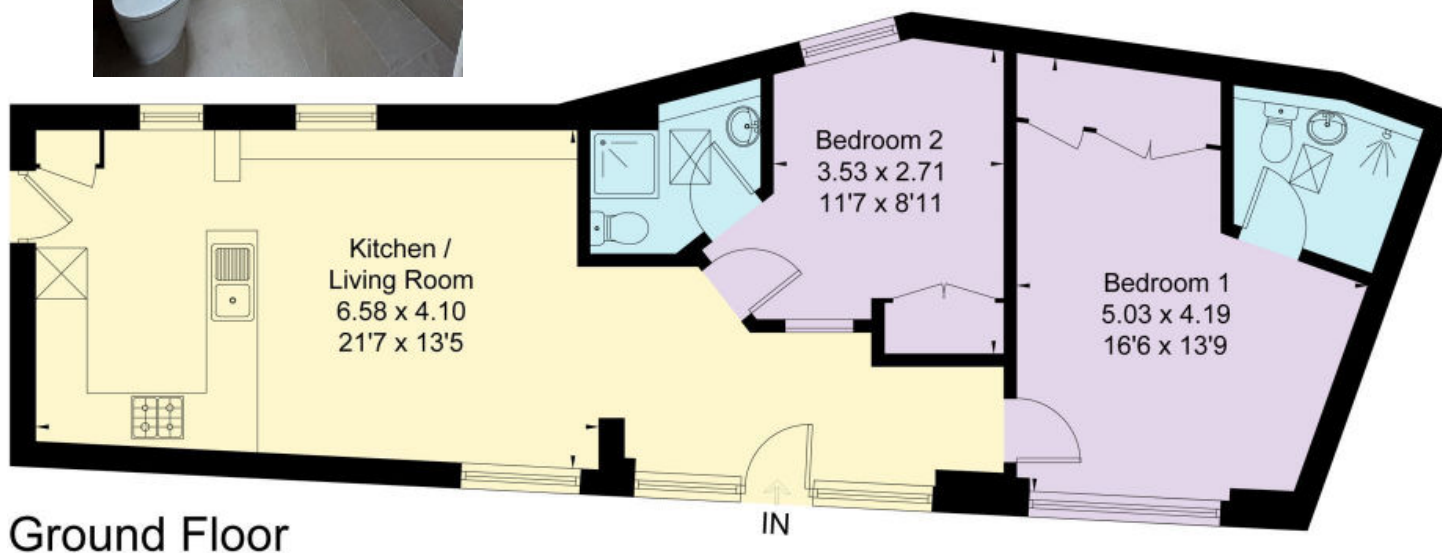




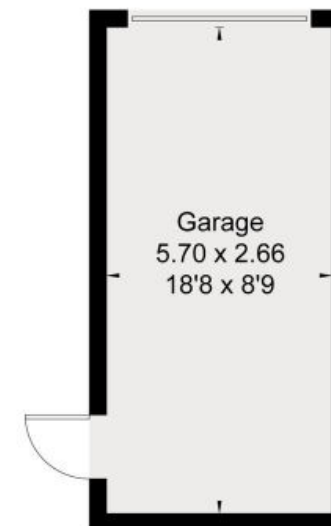
**Approximate Gross Internal Floor Area**  
**House 68.5 sq m/737 sq ft**  
**Garage 15.1 sq m/162 sq ft**  
**Total 83.6 sq m / 899 sq ft**



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**



**(Not Shown In Actual Location / Orientation)**

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