



DOWNER & CO

TRUSTED SINCE 1988

Meadow End, Greenacre, Kingsclere, RG20 5RA  
Price: £965,000



## Features.



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## Description.

**IMMACULATE INSIDE AND OUT!**

Presented in show home condition and measuring just under 3,000 sq ft this family home must be viewed.

The well planned accommodation is bright and airy and can be used in a variety of ways to suit your needs and comprises entrance hall, cloakroom, stunning master bedroom suite with vaulted ceiling and mezzanine, together with dressing area and en-suite shower room, family bathroom, living room with open plan garden room which flows into the kitchen/dining room and bi-fold doors to the garden, guest bedroom with en-suite shower room, three further bedrooms (one currently used as a gym) a study, playroom and a utility room. An inner hall has stairs rising to a family room/home cinema room.

There is an integral oversized single garage with further store space. Outside the gardens surround the property and offer off road parking for several vehicles, lawns, two paved patio areas and are surrounded by mature hedging.





## Location.

Kingsclere is a beautiful village ideally located for both Newbury and Basingstoke being approx 7 miles in either direction.

The village offers an array of very good local amenities including local stores, doctor/dental surgeries, several pubs, primary school, hairdressing salon together with many sports facilities and is surrounded by stunning rolling countryside including nearby Watership Down.

The nearby train stations of Overton and Basingstoke serve London Waterloo while Newbury and Thatcham serve London Paddington and the West country.







Approximate Gross Internal Area  
 260.56 sq m / 2804.64 sq ft  
 (Excludes Garage)  
 Garage Area : 23.65 sq m / 254.56 sq ft

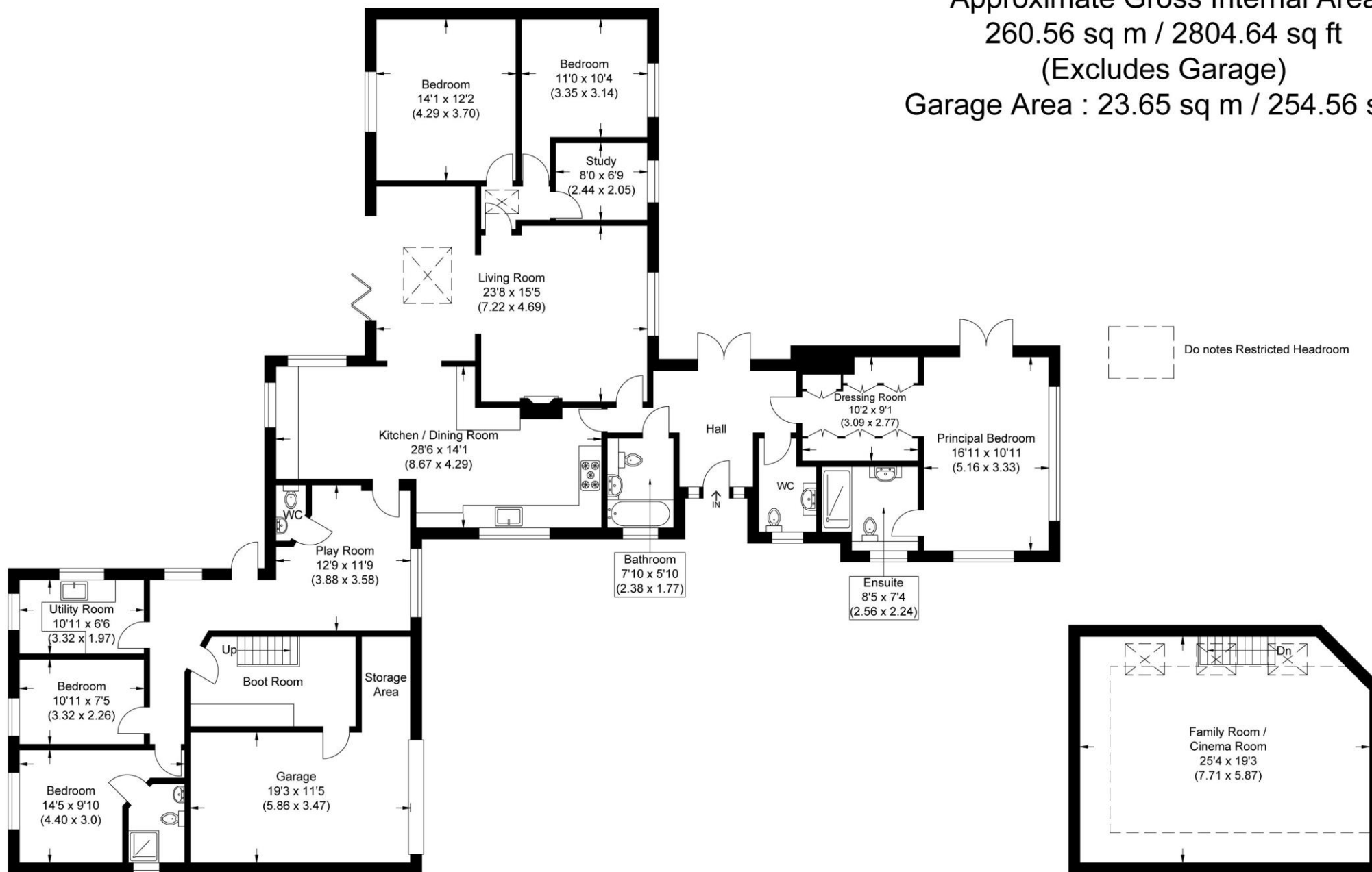


Illustration for identification purposes only, measurements are approximate, not to scale.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

#### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: D**

**COUNCIL TAX BAND: F**  
**2024/25 £3,017.12**

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office.

Alternatively, visit our website below to view all of the details of this property online.

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX

**01635 523777**

**[www.downer.co.uk](http://www.downer.co.uk)**