






Features.

-  2
-  4
-  1

NO ONWARD CHAIN

Description.

Coming to the market for the first time since new, a four bedroom detached house offering fantastic scope to improve and extend. Located in this very popular village and within walking distance to all amenities with the primary school just across the road. It has a lovely sized front garden and private rear garden and stunning views across the rooftops of the village to the surrounding countryside.

The accommodation includes entrance porch, hallway, downstairs WC, large living room, dining room, kitchen, four bedrooms, family bathroom, gardens to front and rear with garage and attached carport with driveway parking for several vehicles.

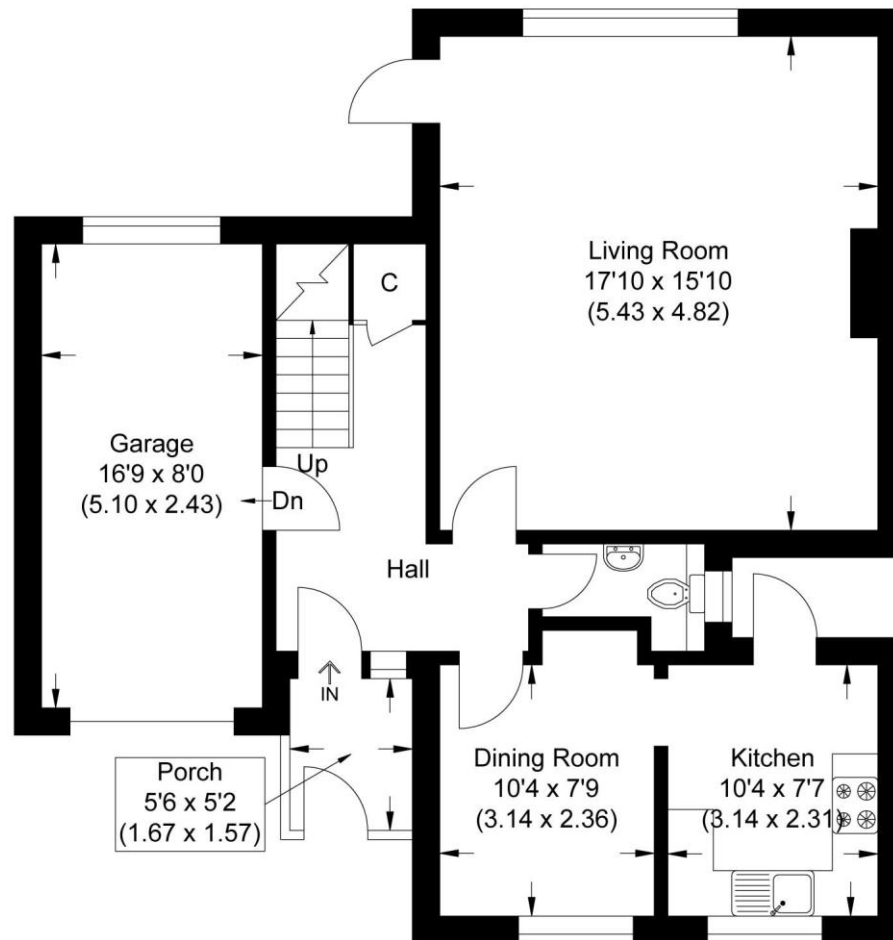


Location.

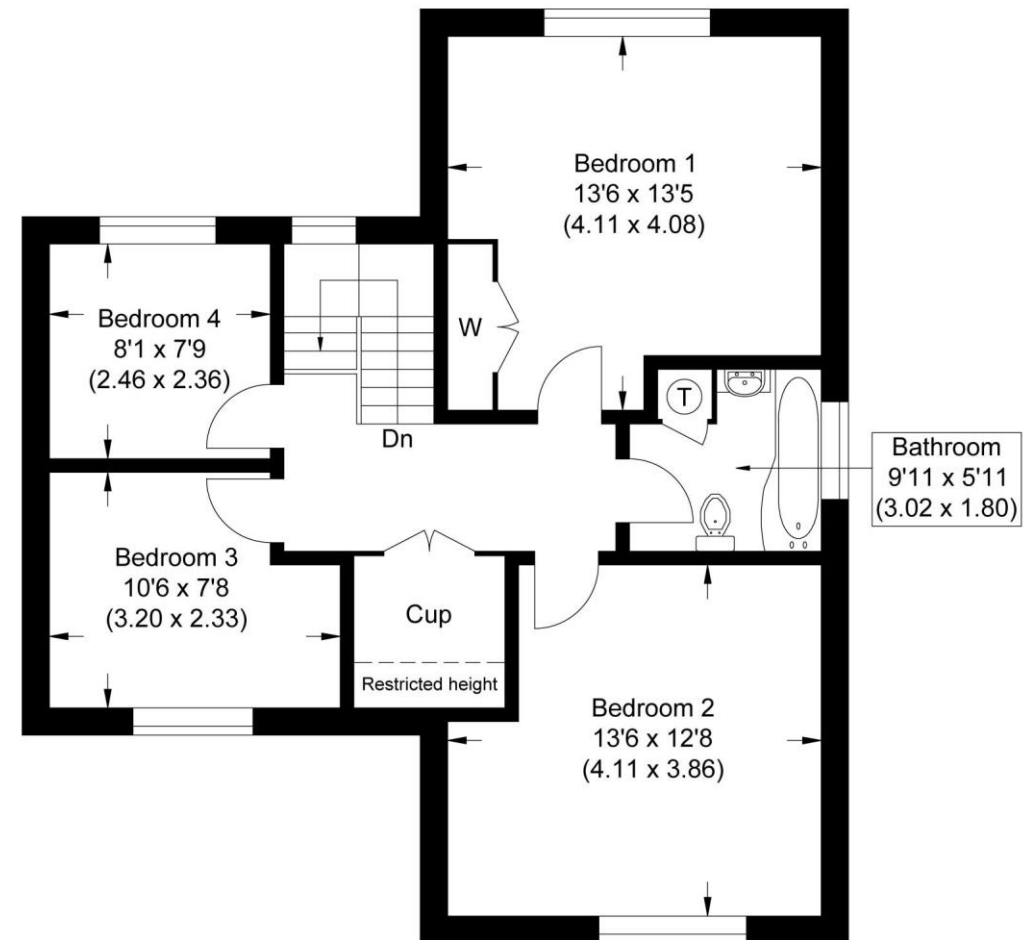
Charlecote in Love Lane is superbly placed for the village primary school and is within walking distance to the centre of the village. Kingsclere is a beautiful village ideally located for both Newbury and Basingstoke being approx. 7 miles in either direction. The village offers an array of very good 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
113.94 sq m / 1226.44 sq ft
(Excludes Garage)
Garage Area : 12.39 sq m / 133.36 sq ft



Ground Floor




First Floor

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		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
2025/2026: £3,172.15.

TENURE: FREEHOLD

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

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

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