



DOWNER & CO

TRUSTED SINCE 1988

29 Ash Grove, Kingsclere RG20 5RE  
Price: £440,000

Features.

- 2
- 3
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Description.

Spacious three bedroom semi-detached bungalow set in the popular village of Kingsclere, to the south of Newbury. The property is situated within walking distance of the village and all the amenities and is surrounded by countryside and backs onto a quiet lane.

The accommodation comprises entrance porch, hall, kitchen/breakfast room, good size living room, conservatory, two double bedrooms, further bedroom and shower room. Benefits also include a large rear garden, generous size garage, parking for several cars and **NO ONWARD CHAIN**. Viewings highly recommended.



## 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.



Approximate Gross Internal Area  
87.60 sq m / 942.91 sq ft  
(Excludes Garage)  
Garage Area 20.90 sq m / 224.96 sq ft

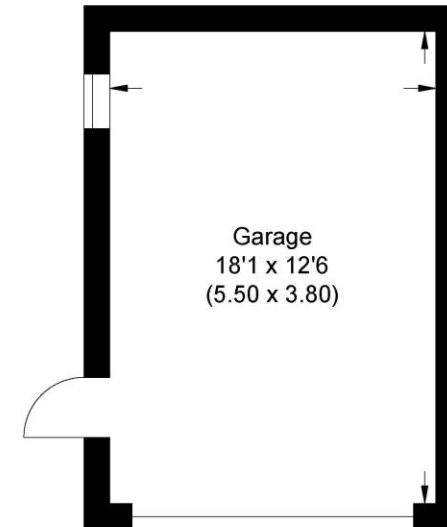
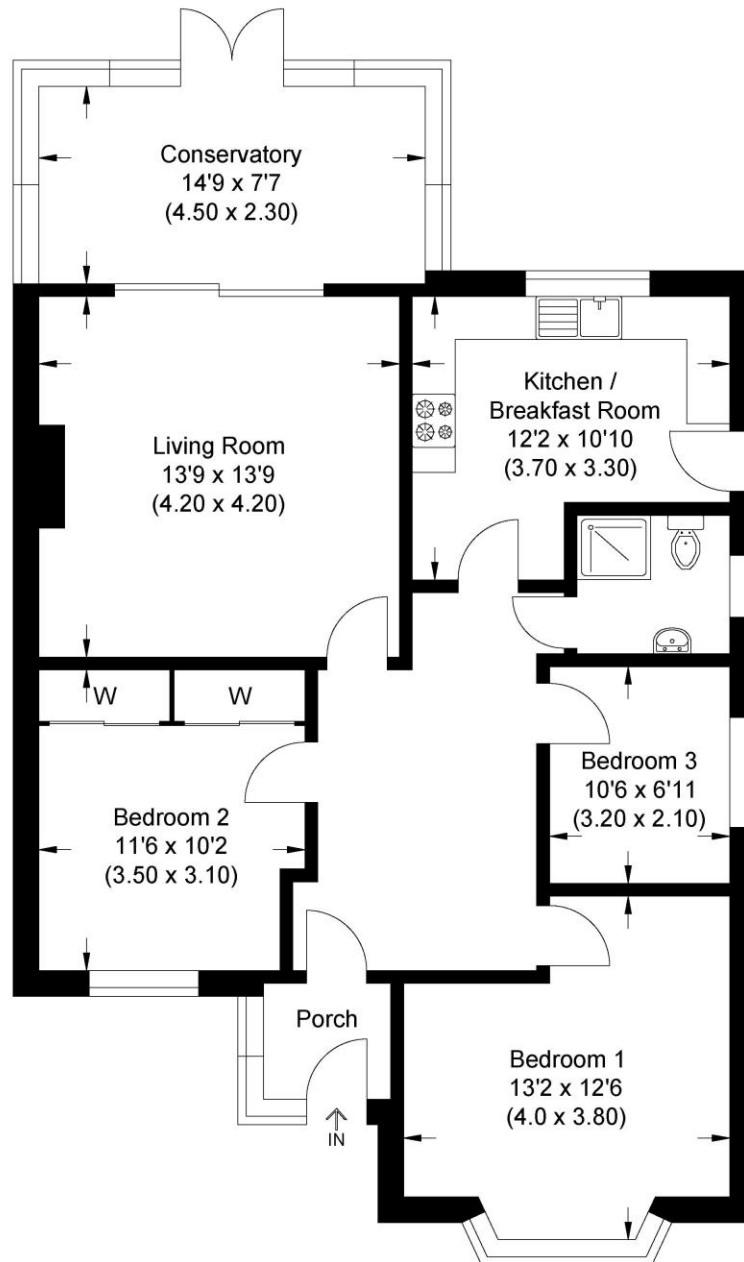



Illustration for identification purposes only, measurements are approximate, not to scale.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<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: D**  
**2025/2026: £2,196.10.**

**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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