



21 Garrett Close, Kingsclere RG20 5SD
Price: £650,000

Features.

-  4
-  4
-  2

Description.

A superbly presented and extended detached four bedroom family home. Located on a very popular development within walking distance to the village amenities and on the edge of the village surrounded by beautiful countryside. This lovely home has been very well cared for and updated since new by the current vendors and has the addition of a large conservatory and smart garden studio.

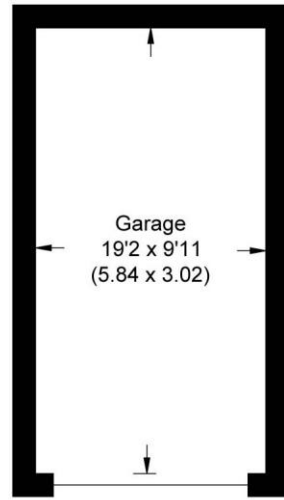
The accommodation includes entrance hall, cloakroom, living room, stunning open plan refitted kitchen/ dining room with bifold doors to conservatory, utility room, master bedroom with refitted en-suite, three further bedrooms, refitted bathroom, lovely gardens with garden studio ideal for work from home office/hobbies room, large single garage and double width driveway.



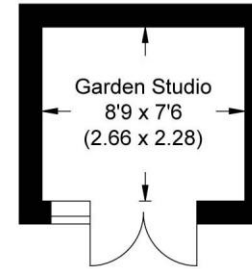
Location.

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.





Garage

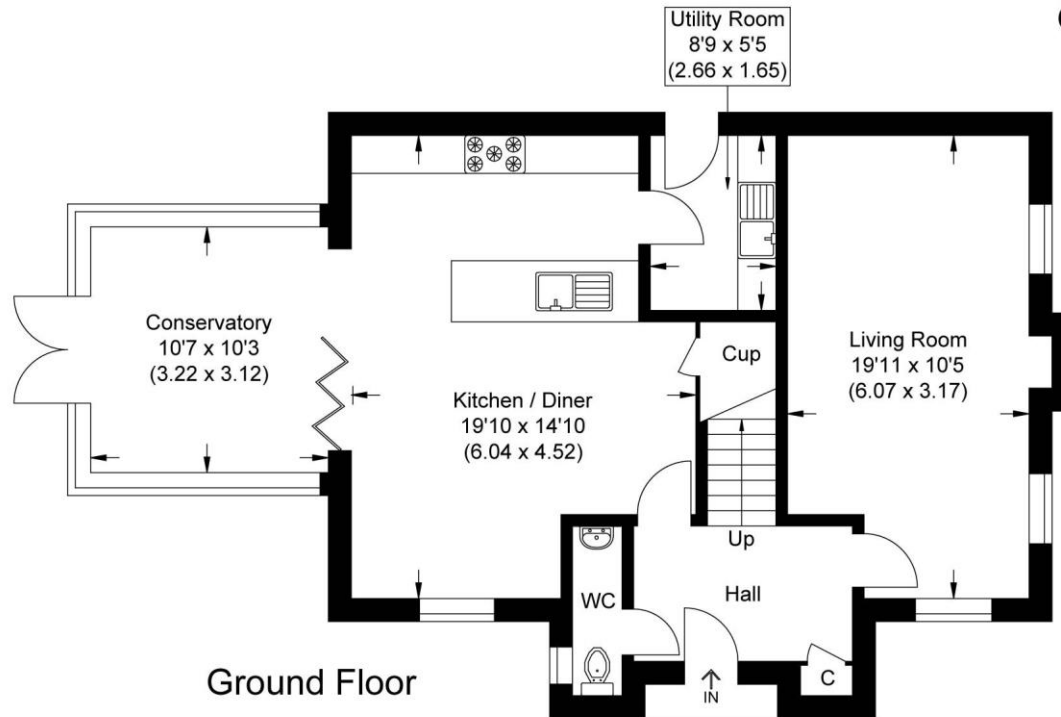


Garden Studio

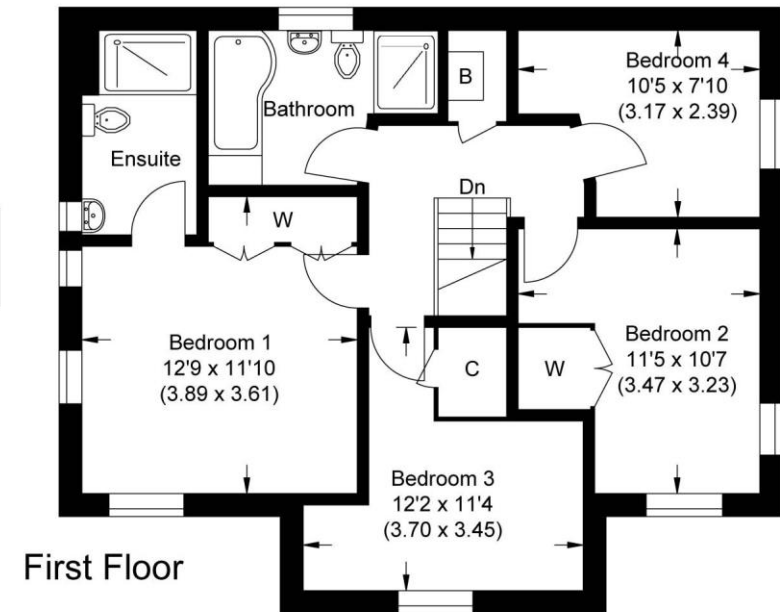
Approximate Gross Internal Area
127.44 sq m / 1371.75 sq ft
(Excludes Garage & Garden Studio)

Garage Area 17.64 sq m / 189.87 sq ft

Garden Studio Area 6.06 sq m / 65.22 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	70	75
(55-68) D		
(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: C

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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