



**DOWNER & CO**

TRUSTED SINCE 1988

**41 King John Road, Kingsclere RG20 5NJ**  
**Price: £385,000**



Features.

-  2
-  3
-  2

ONWARD CHAIN COMPLETE.

Description.

Extended, three bedroom semi-detached home situated on the edge of this desirable village, enjoying excellent views, backing onto playing fields and open countryside.

The accommodation comprises entrance hall, living/dining room with working wood burner and French doors opening to the rear garden, kitchen, master bedroom with en-suite shower room, two further bedrooms and family bathroom. Benefits include garage, driveway parking, open countryside surroundings, walk to shops and all local amenities, gas central heating.



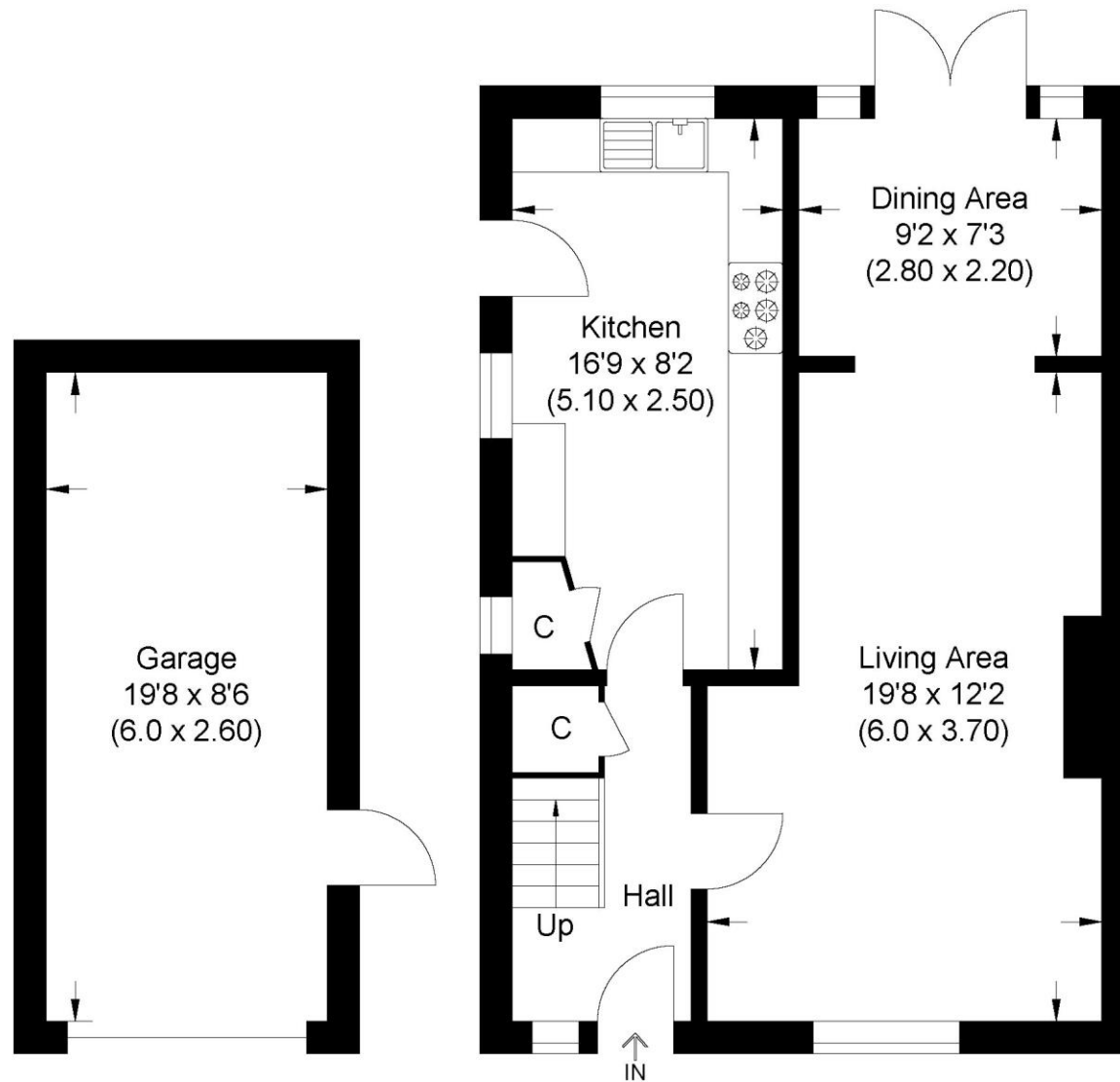


## Location.

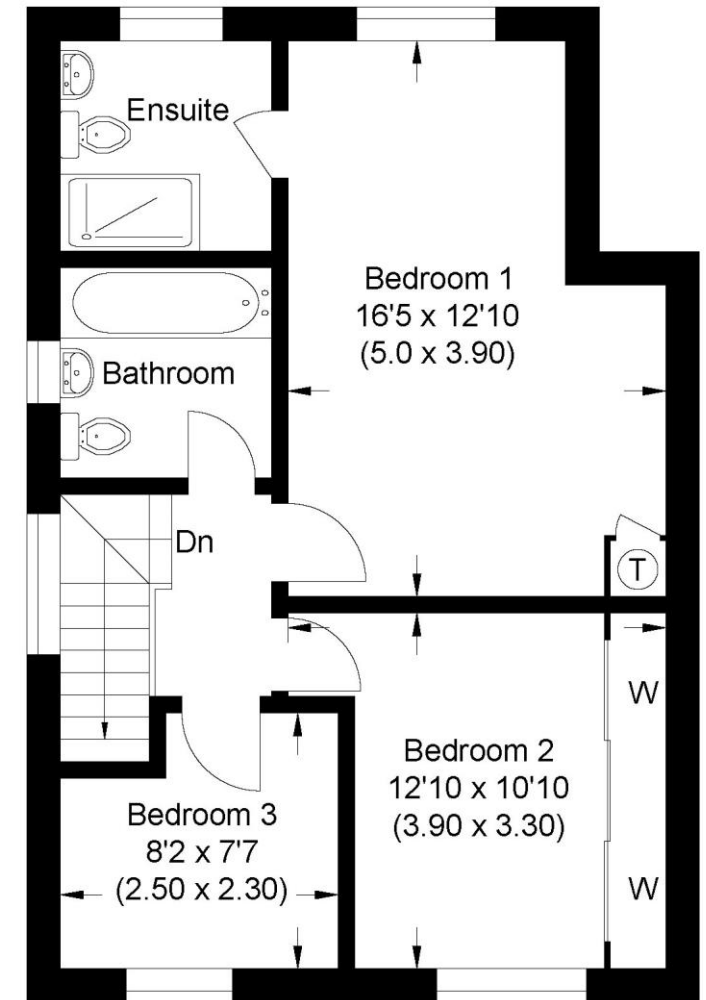
Kingsclere is a beautiful village ideally located for both Newbury and Basingstoke being approx. 7 miles in either direction. The village offers an array of very good local amenities including local stores, doctor/dental surgeries, several pubs, primary school, hairdressing salon together with many sports facilities and is surrounded by stunning rolling countryside including nearby Watership Down.



Approximate Gross Internal Area  
89.04 sq m / 958.41 sq ft  
(Excludes Garage)  
Garage Area 15.60 sq m / 167.91 sq ft



Ground Floor



First Floor

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





### 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: TBC**

**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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