



DOWNER & CO

TRUSTED SINCE 1988

37 Cedar Drive, Kingsclere RG20 5TD
Price: £499,950

Features.

- 1
- 5
- 1

NO ONWARD CHAIN

Description.

Extended, five bedroom detached family house, situated within walking distance of the local high street and amenities. The property is in need of up-dating and could make a family a fantastic forever home in this popular village to the south of Newbury.

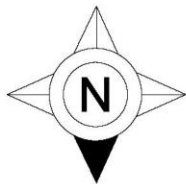
The accommodation comprises, entrance hall, cloakroom, living/ dining room, kitchen, five bedrooms and bathroom. Benefits also include garage, driveway parking, carport, south facing rear garden and NO ONWARD CHAIN. Viewings strictly by appointment only.



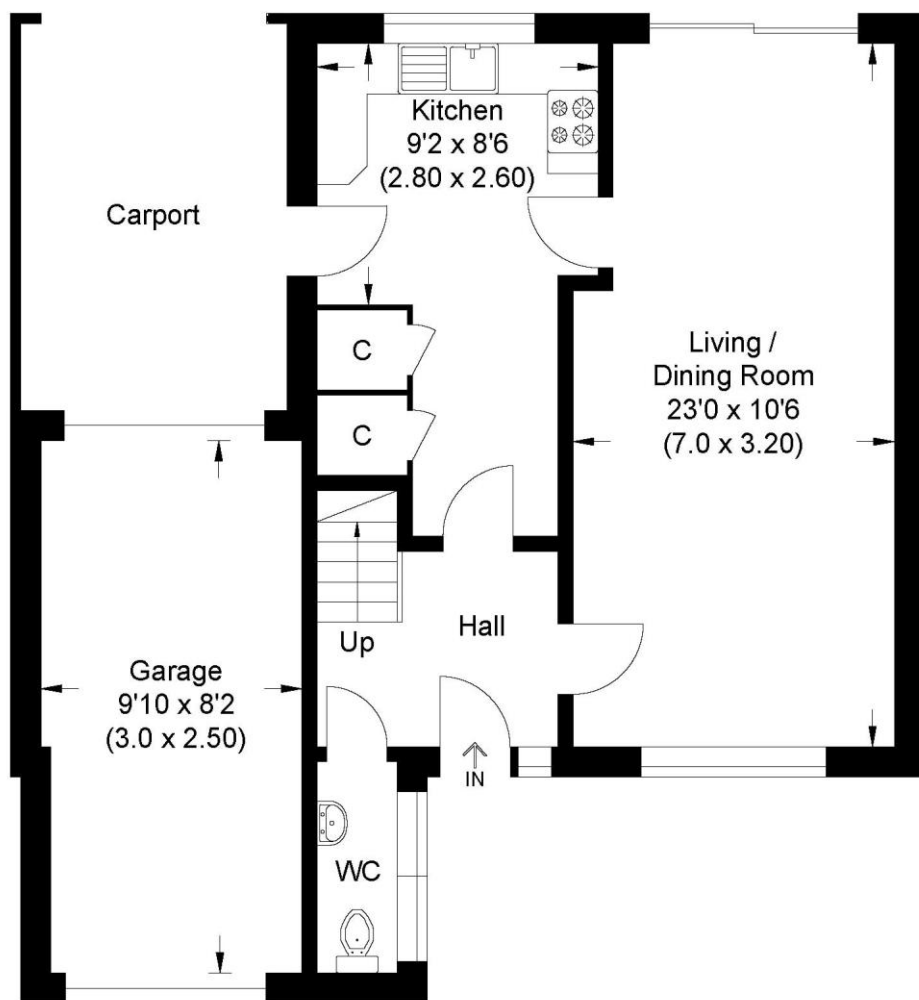
Location.

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.

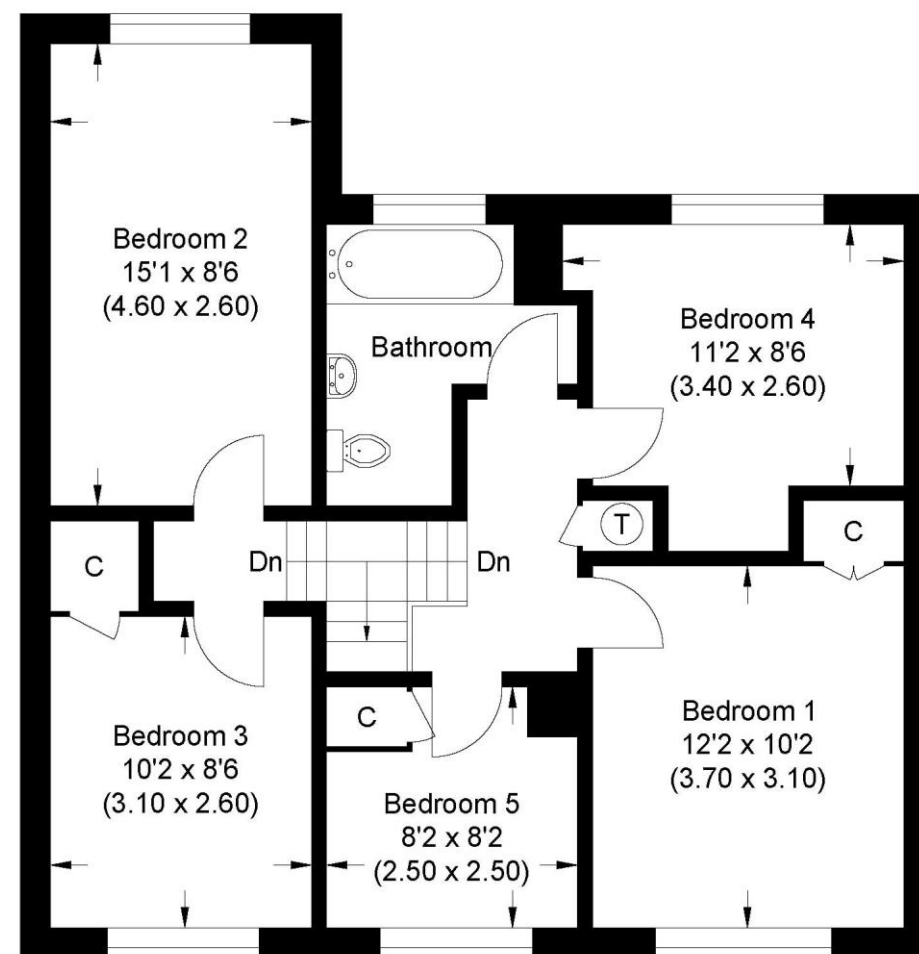




Approximate Gross Internal Area
120.57 sq m / 1297.80 sq ft
(Includes Garage)
Garage Area 13.55 sq m / 145.85 sq ft



Ground Floor



First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
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: E
2025/2026: £2,684.12.

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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