



sansome
& george

32 Swan Street, Kingsclere

Newbury

£425,000

32 Swan Street

Kingsclere, Newbury

Sansome & George - *CHAIN FREE* Charming Grade II listed cottage located in the picturesque village of Kingsclere. Recently refurbished, it beautifully combines modern comfort with its original character and charm. The property enjoys lovely views from both the front and rear sash windows, adding to its appeal. Inside, the accommodation includes a welcoming entrance hall, two reception rooms, and an impressive kitchen/dining space complete with a cupboard housing a washing machine and dryer. Upstairs, there are three bedrooms, along with a family bathroom.

An attached outhouse with power and lighting provides an excellent space for a workshop or studio, with planning permission already granted to replace it with a conservatory.

To the rear, a generous rear garden is a standout feature, mainly laid to lawn, complemented by attractive flower beds, trees, and hedging.

To the front, there is on-road parking, with permit parking available nearby.

EPC rating: Exempt

Council tax band: D

Council: Basingstoke & Deane

NB The property is connected to all mains services except gas and is heated electrically

Tenure: Freehold



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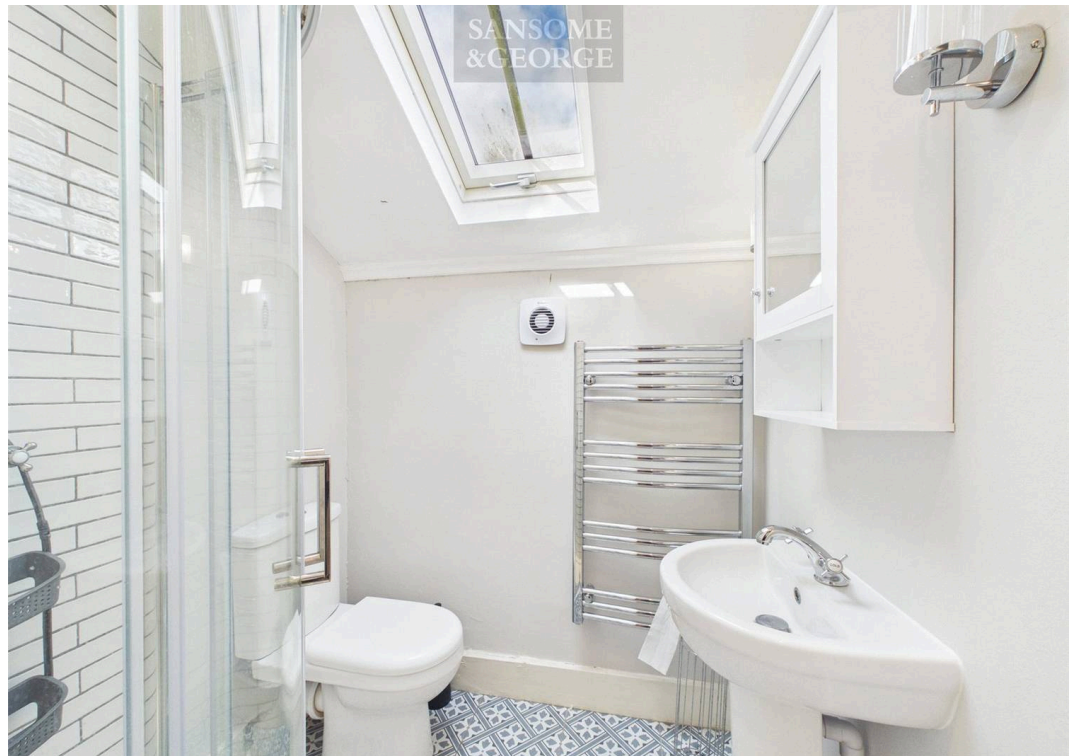
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Kingsclere, Newbury

- Delightful village location
- Refurbished Grade II listed charming cottage
- Planning permission granted for extension to rear
- Two reception rooms & kitchen/dining room
- Attached office/store area
- Three spacious upstairs bedrooms
- Permit parking close to property
- A wealth of original features
- Generous rear garden backing onto stream



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Floor 0



Floor 1



Approximate total area⁽¹⁾
1024 ft²

Reduced headroom
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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