



DOWNER & CO

TRUSTED SINCE 1988

74 Coppice Road, Kingsclere RG20 5RT
Price: £465,000

Features.



Description.

A superbly presented and extended three bedroom semi detached house located in this very popular village halfway between Newbury and Basingstoke. Set at the far end of the road, its beautiful rear garden provides superb seclusion and privacy, while the house offers extended living space with a large conservatory to the rear, opening onto a spacious entertaining area.

The overall accommodation includes entrance hall, cloakroom, dual aspect living room, large conservatory, study, smart kitchen/breakfast room, recently added extension providing a utility room, three good sized bedrooms, family bathroom, stunning rear garden and driveway parking for three vehicles.

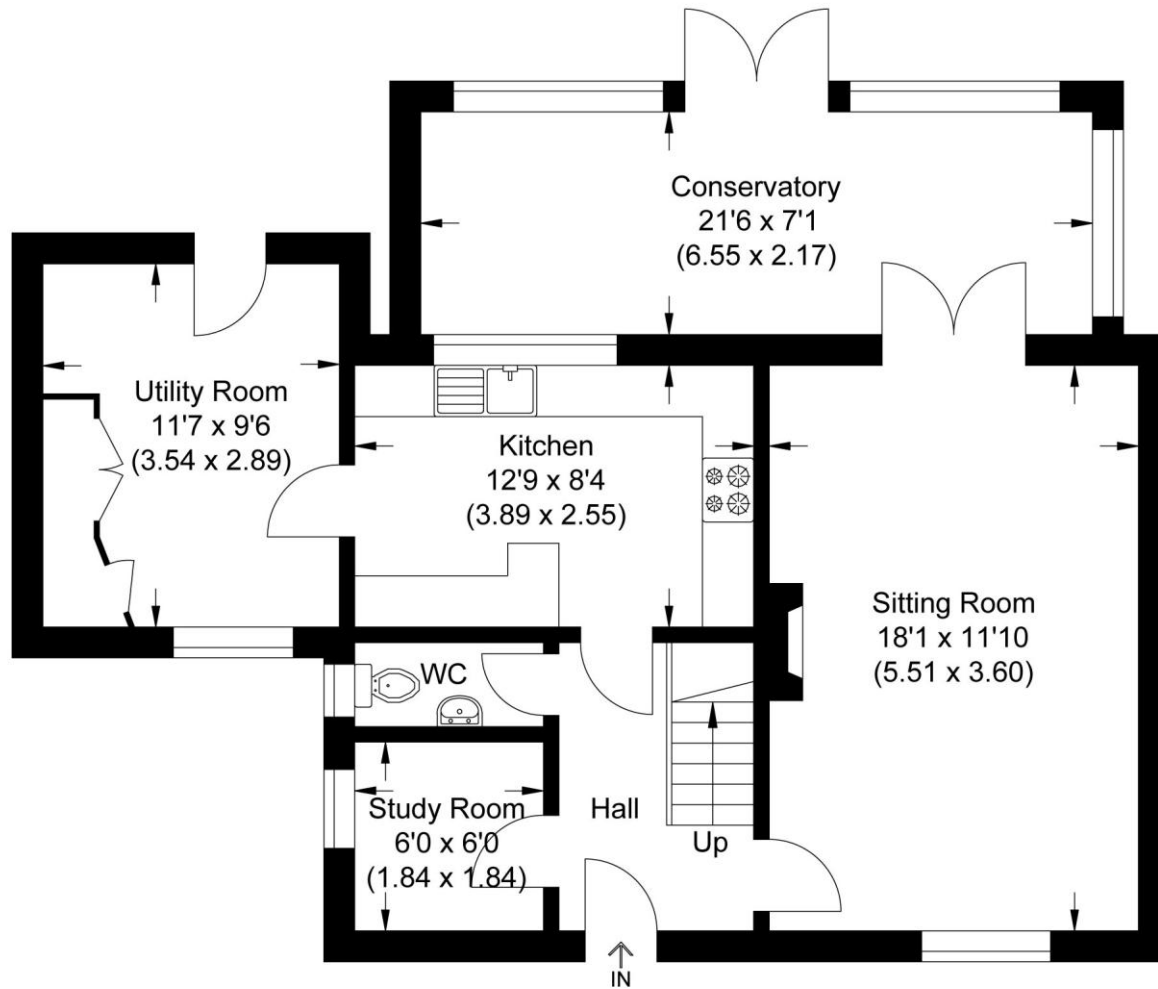


Location.

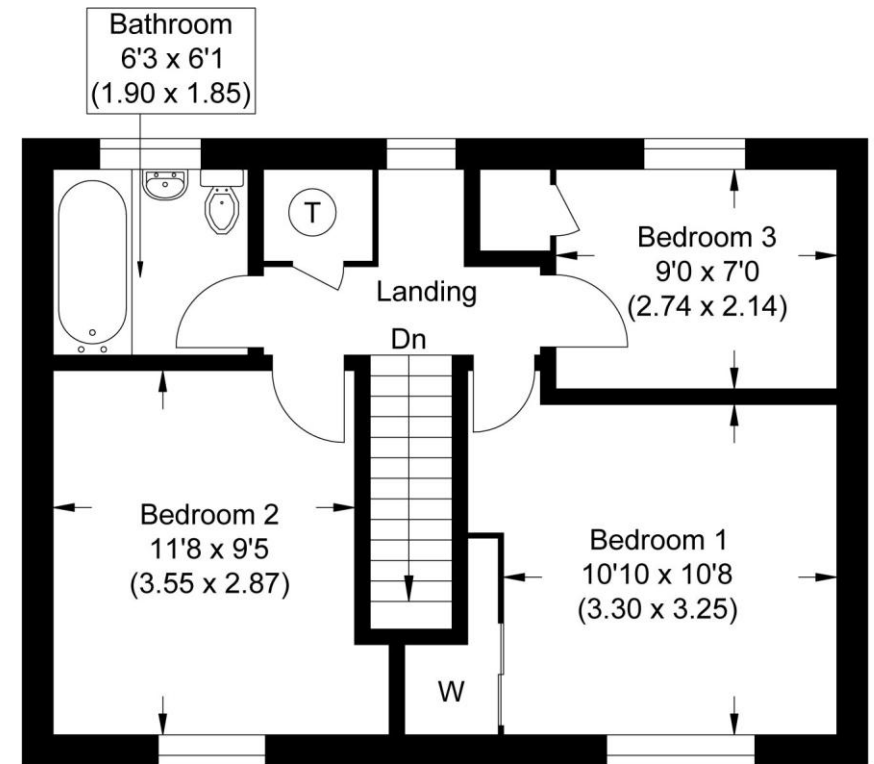
Kingsclere is a beautiful village ideally located for both Newbury and Basingstoke being approx. 7 miles in either direction. The village offers an array of very good local amenities including local stores, doctor/dental surgeries, several pubs, primary school, hairdressing salon together with many sports 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
110.98 sq m / 1194.57 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		82
(69-80) C		
(55-68) D	63	
(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: 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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk