



Knowl Hill Lodge, Knowl Hill, Kingsclere RG20 4NY
Price: £850,000

Features.

-  3
-  4
-  2

Description.

A substantial detached family home in just under a third acre plot, located within walking distance of the renowned village of Kingsclere. The home being set back from the road offers a superb and generous layout including three large reception rooms and has been well looked after by the present vendors.

The accommodation includes entry porch, cloakroom, large dining hall, living room, study with fitted furniture, open plan kitchen with centre island and aga leading into breakfast and family area, utility room with adjoining laundry room. Upstairs there are four double bedrooms with the master bedroom having a large en-suite bathroom with separate walk-in shower and feature Jacuzzi and also a large private roof terrace. A spacious family bathroom completes the accommodation. Outside offers a private and very pretty L-shaped garden with patio entertaining area with access to garden studio/gym and further summerhouse and sheds. There is a gravel drive to front accessed via double oak gates offering parking for numerous vehicles together with a tandem length garage/workshop and adjoining stable behind.



Location.

Kingsclere is a beautiful village ideally located for both Newbury and Basingstoke being approx. seven 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 renowned private school of Cheam is also only one and a half miles away in the nearby village of Headley. 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
 196.66 sq m / 2116.83 sq ft
 (Excludes Garage / Storage / Garden Studio)
 Garage / Storage / Garden Studio
 Area 58.92 sq m / 634.20 sq ft

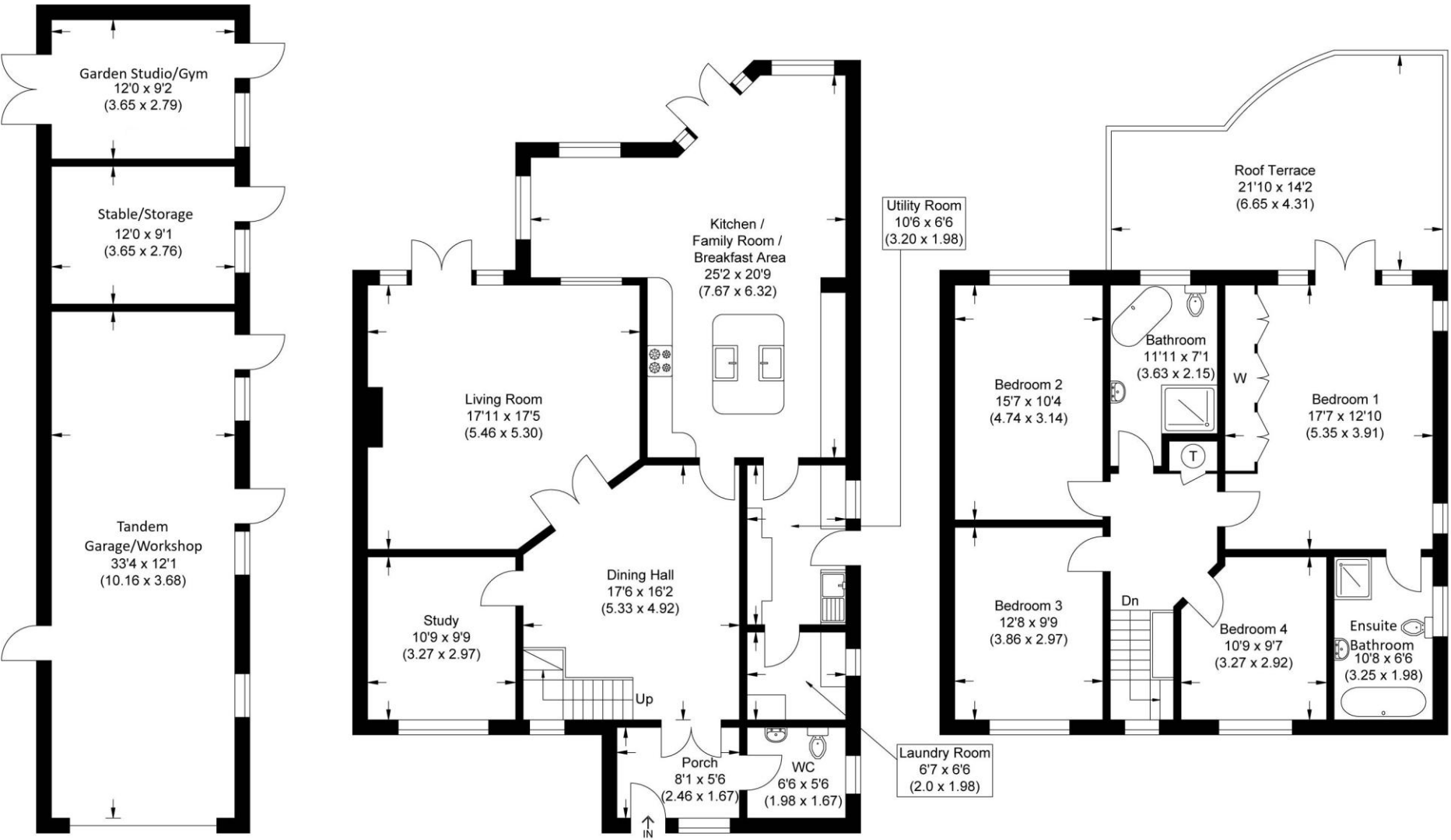



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	48	
(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: E

COUNCIL TAX BAND: G
2026/2027: £3,848.24.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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