

DOWNER & CO

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2 Yew Close, Kingsclere RG20 5ET

Price: £395,000

Features.

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Description.

NO ONWARD CHAIN

On the outskirts of this pretty and very popular village, a three bedroom detached house in a quiet cul-de-sac. In need of some updating, this house is coming to the open market for the first time in thirty six years and offers scope to improve and maybe extend (subject to necessary planning consents).

The accommodation includes entrance hall, cloakroom, living/dining room with access to the south facing garden and kitchen/breakfast room on the ground floor. The first floor comprises three bedrooms with stunning elevated views across the village and surrounding countryside and a family bathroom. Outside offers a private and south facing rear garden with access down both sides of the property as well as the single garage with driveway parking to front.







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.

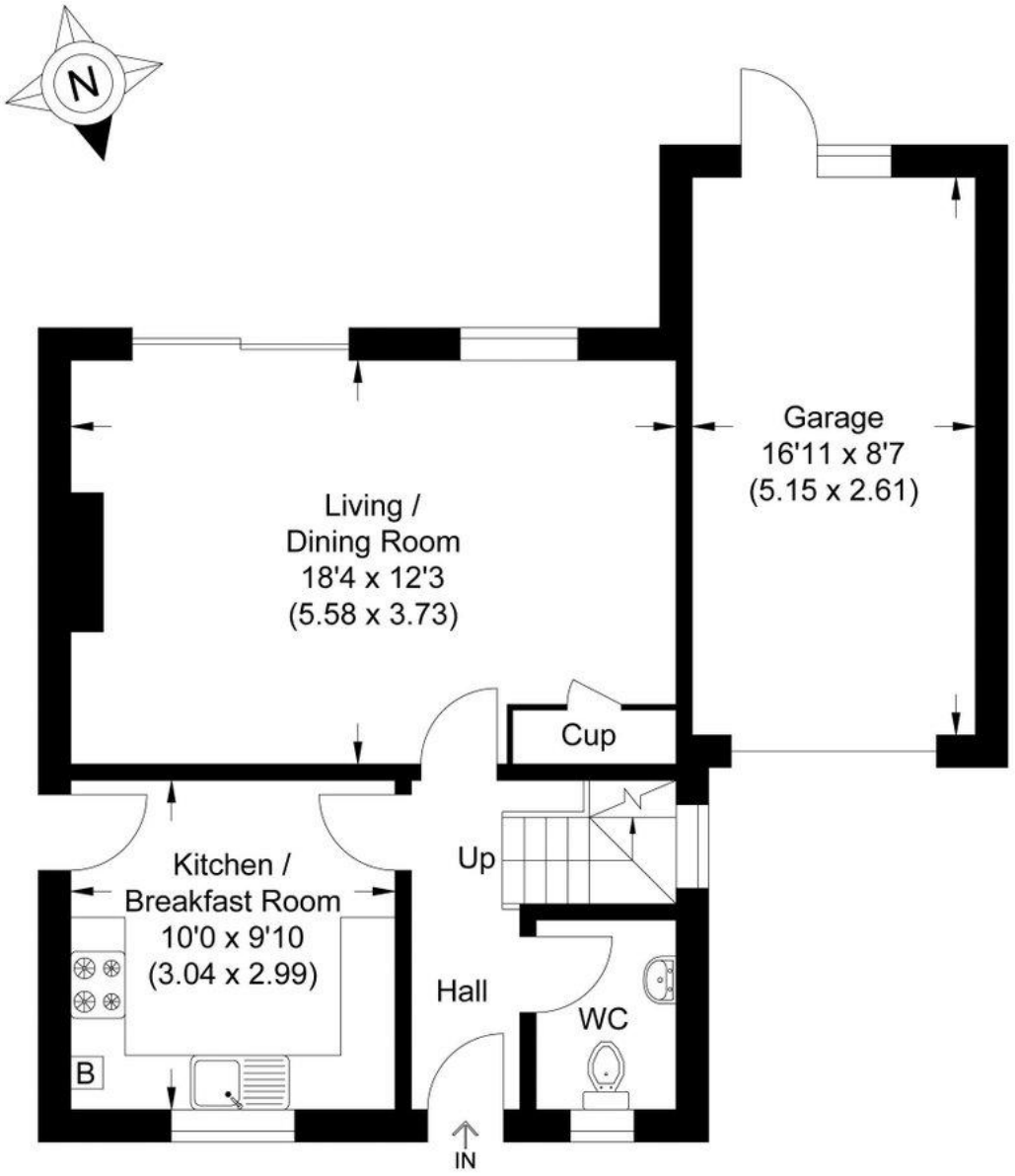




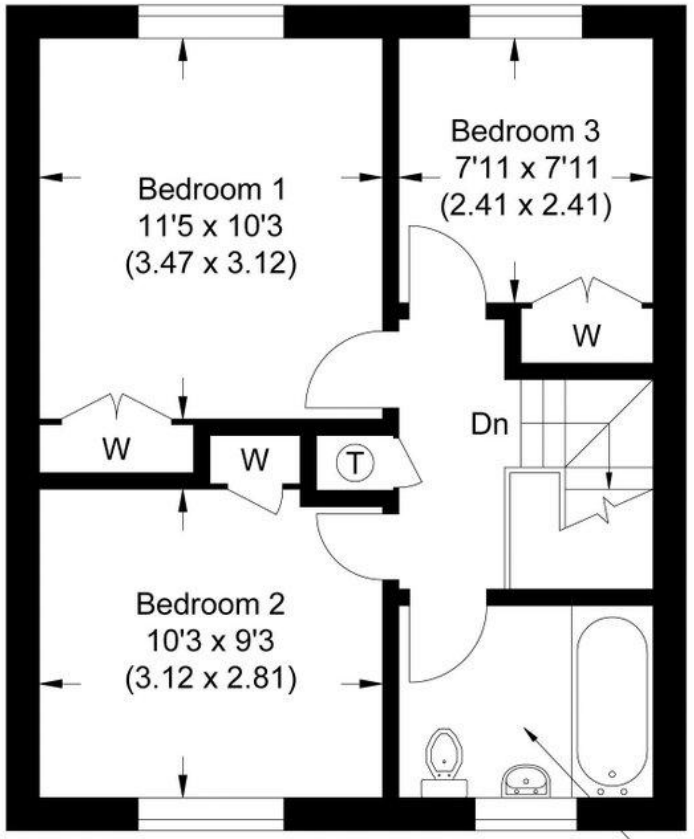




Approximate Gross Internal Area
91.19 sq m / 981.56 sq ft
(Includes Garage)
Garage Area 13.44 sq m / 144.66 sq ft



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
2026/2027: £2,308.95.

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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