



**DOWNER & CO**

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**14 Sandford Close, Kingsclere RG20 5LZ**  
**Price: £275,000**

**Features.**

-  1
-  2
-  1

**NO ONWARD CHAIN**

**Description.** Two bedroom mid terraced house located on the edge of open countryside in a quiet cul-de-sac in the popular village of Kingsclere.

Accommodation comprises entrance hall, lounge/dining room, kitchen, conservatory, double bedroom, further bedroom and bathroom. Benefits also include gas central heating off-road parking for two cars and west facing garden.



## 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 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  
65.0 sq m / 699.65 sq ft

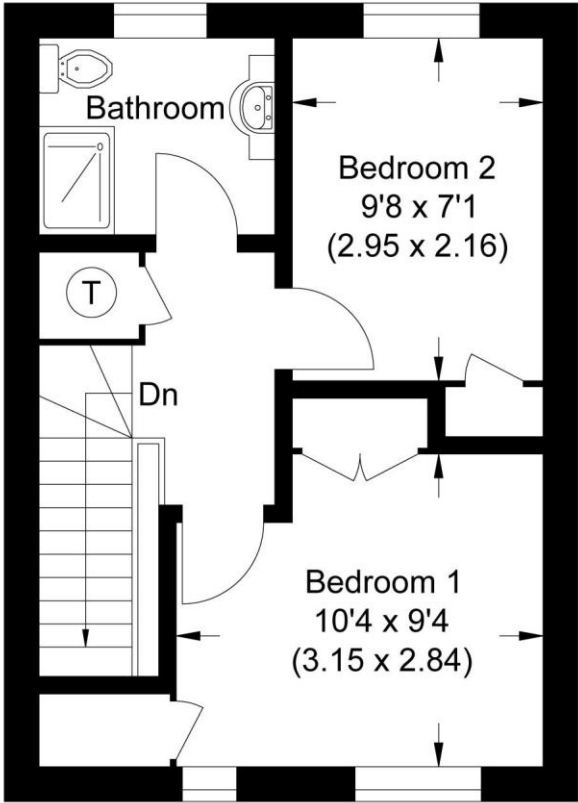
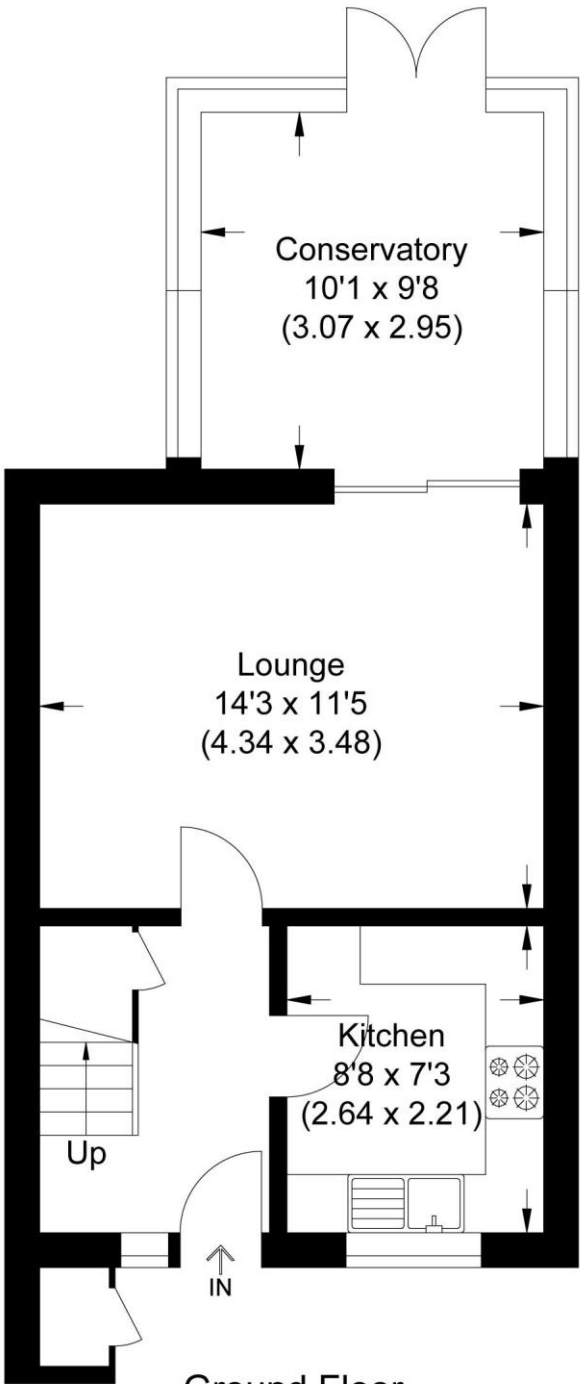
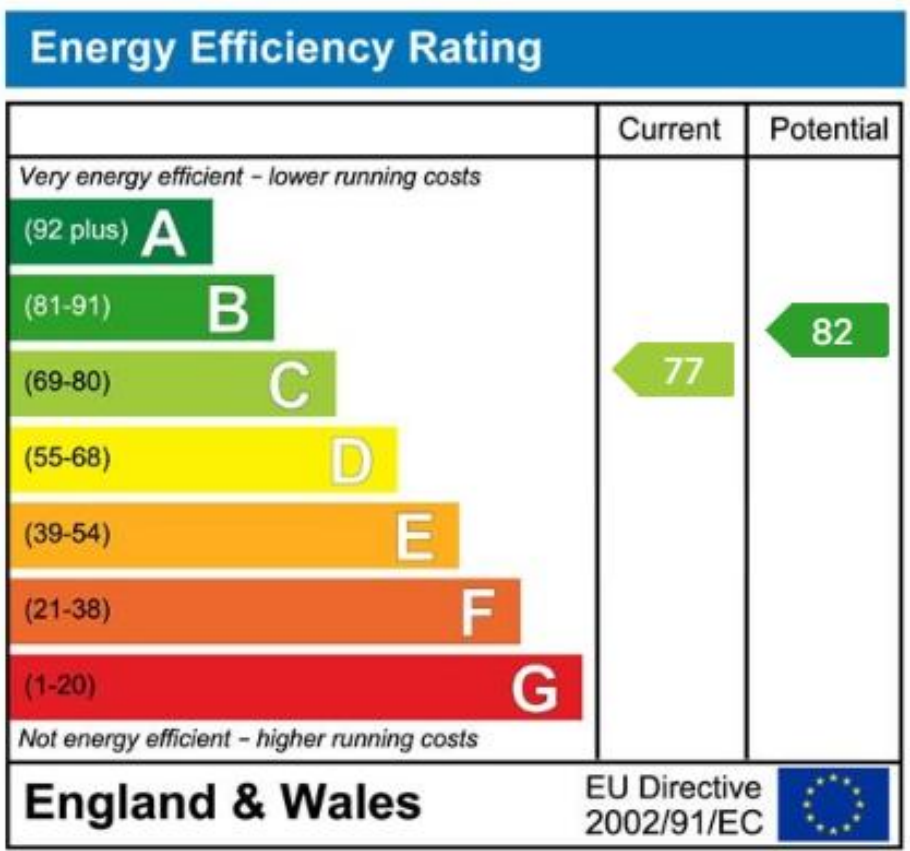


Illustration for identification purposes only, measurements are approximate, not to scale.



**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: C**

**COUNCIL TAX BAND: C**  
2026/2027: £2,052.39.

**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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