

**sansome  
& george**



**37 Swan Street, Kingsclere**

**Guide Price £415,000**

# Swan Street

Kingsclere, Newbury

Sansome & George - *PROPERTY BEING OFFERED CHAIN FREE* Delightful Grade II listed cottage, ideally positioned in Kingsclere and benefiting from a generous and well-maintained rear garden.

The accommodation begins with a light and spacious living room featuring a sash window and an attractive log-burning stove, creating a warm and inviting atmosphere. The kitchen/diner offers ample storage and worktop space, ideal for everyday living. There is also a well-proportioned Shower Room finished with neutral tiling and a heated towel rail, alongside a utility area for appliances. A versatile study, which could also serve as a dining room, enjoys pleasant views over the garden.

Upstairs, the property offers two bedrooms, with the principal bedroom showcasing a charming feature fireplace. A first-floor cloakroom, accessible from both bedrooms, features exposed beams and useful additional storage.

To the rear, the garden is notably spacious and thoughtfully maintained, with a decked seating area accessed from the study/dining room, expanses of lawn, and convenient rear access.

Local Authority - Basingstoke & Deane

Council Tax Band - C

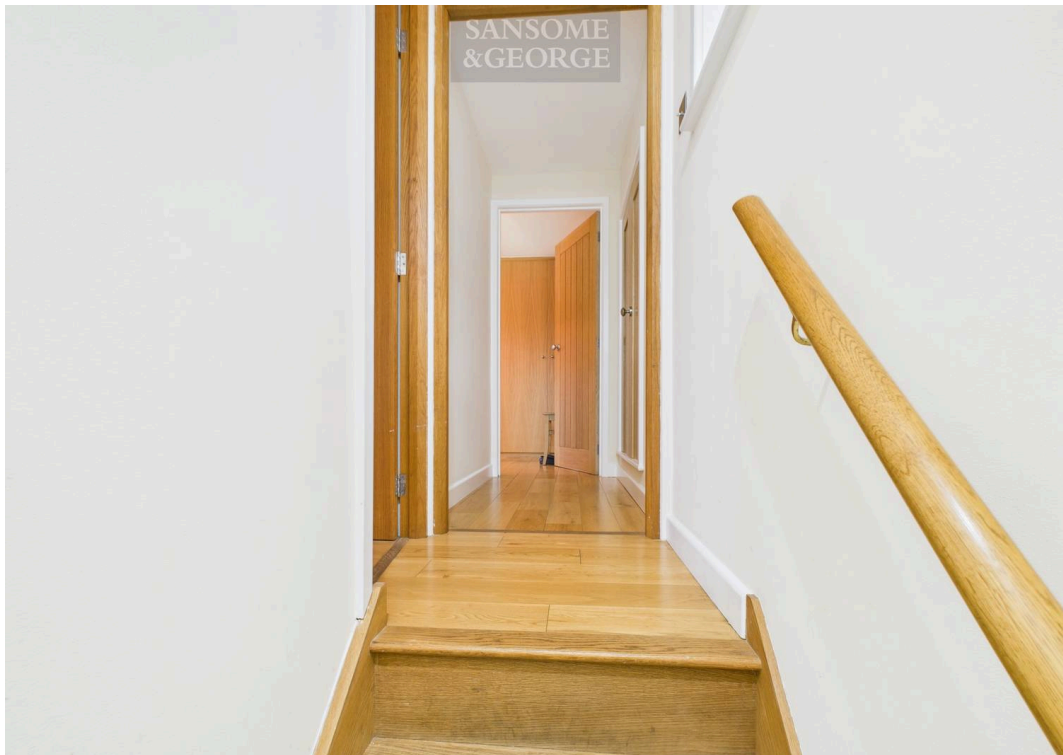
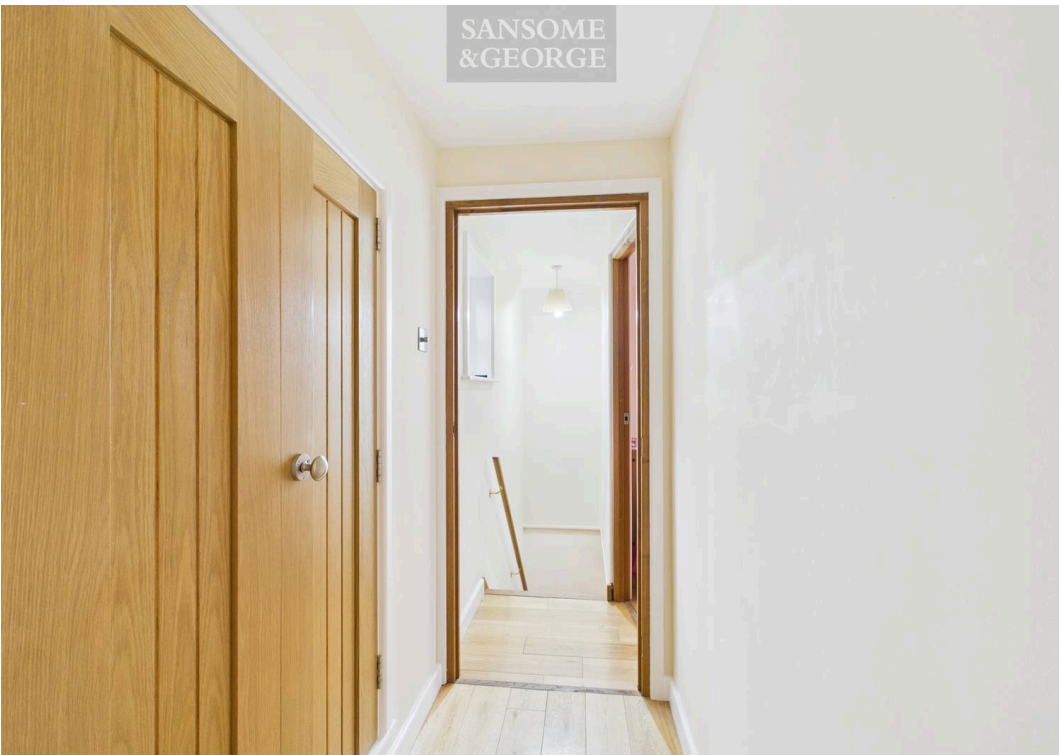
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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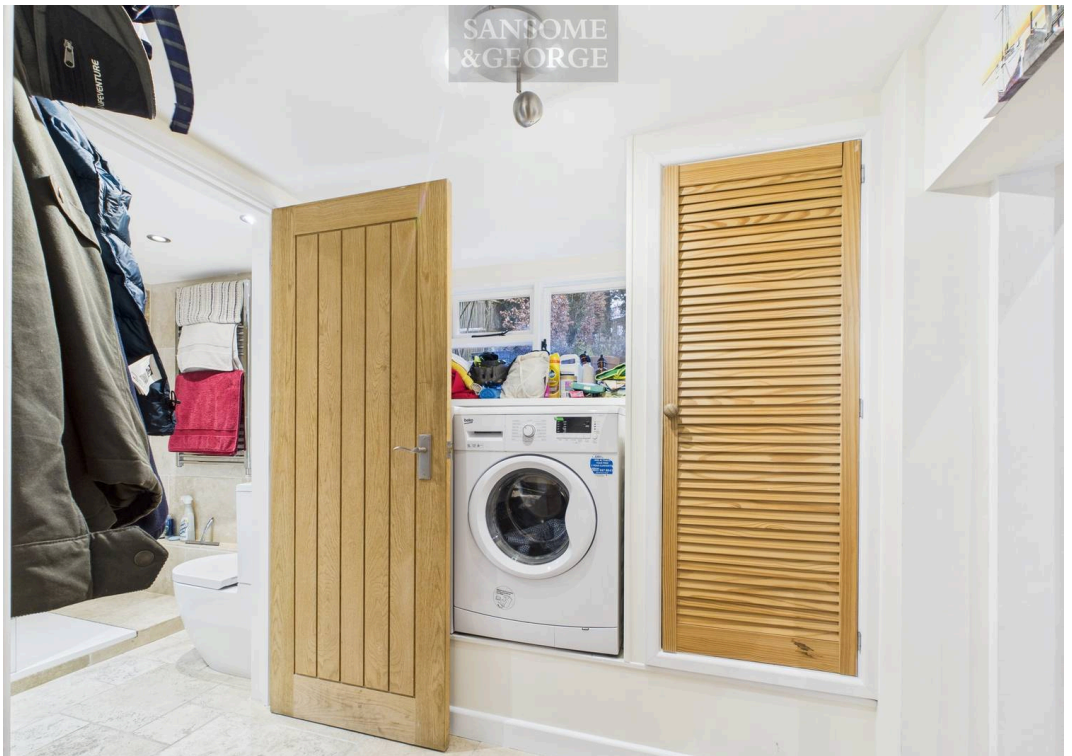
## 37 Swan Street

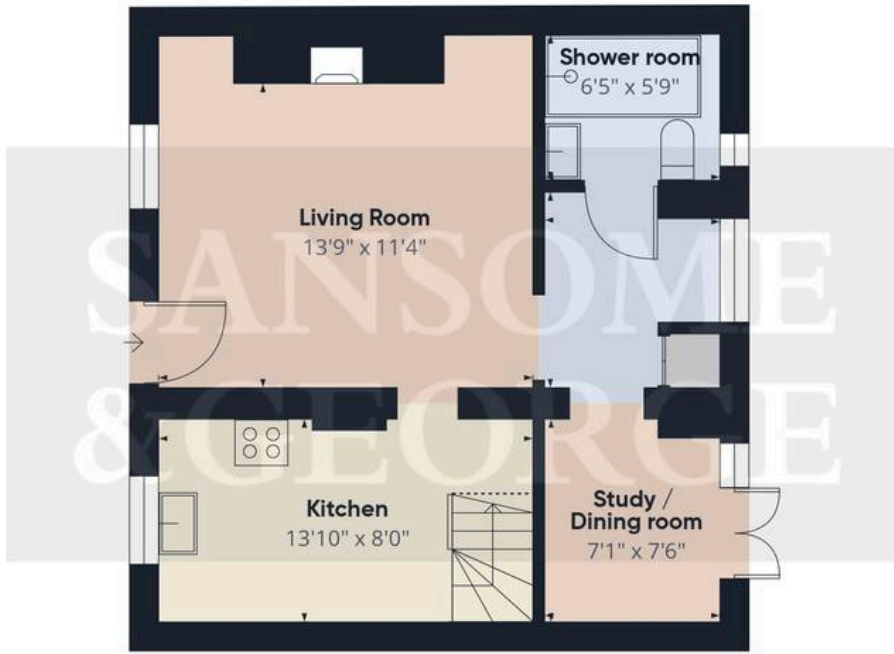
Kingsclere, Newbury

- Grade II listed
- Living Room
- Kitchen
- Utility Space
- Shower room
- Two Bedrooms
- Garden



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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
767 ft<sup>2</sup>

**Reduced headroom**  
50 ft<sup>2</sup>

(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.

GIRAFFE360





## Sansome & George Mortimer Office

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