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TRUSTED SINCE 1988

38 Swan Street, Kingsclere RG20 5PL
Price: £525,000

Features.

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-  3
-  1

Description.

A charming Grade II listed cottage featuring exposed brickwork and original beams throughout. Ideally located in the heart of the village, within walking distance of local amenities and scenic countryside.

The accommodation retains a wealth of period features and comprises an entrance lobby, living room, kitchen/dining room, and cloakroom. The first floor offers a principal bedroom with vaulted ceiling and exposed brick fireplace, a second double bedroom with bay window overlooking the rear garden, and a family bathroom. A third bedroom is situated on the second floor. Externally, the property benefits from a well-maintained rear garden leading to a stream, a patio area ideal for entertaining, and an additional secluded seating area by the water. A yurt, currently used for the vendor's business, is also included. The yurt is fully equipped with electricity and could be used as a home office, den for children or a guest bedroom, an extra entertaining option or currently the vendor uses it as a fully functioning beauty salon. Further benefits include gas central heating, **NO ONWARD CHAIN** and nearby permit parking available at £250 per annum per space.

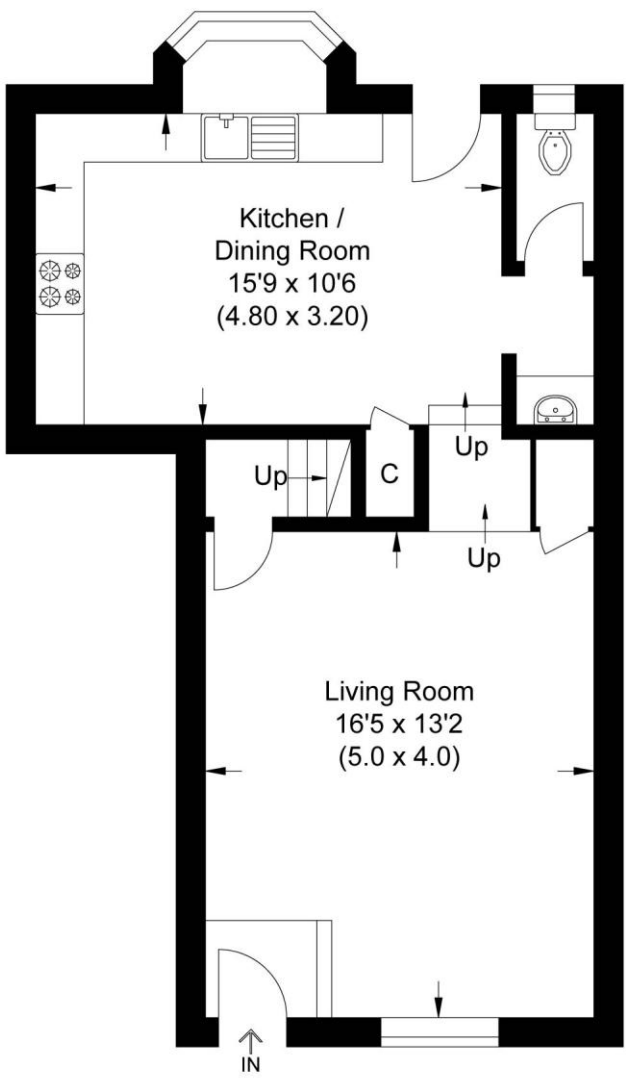


Location.

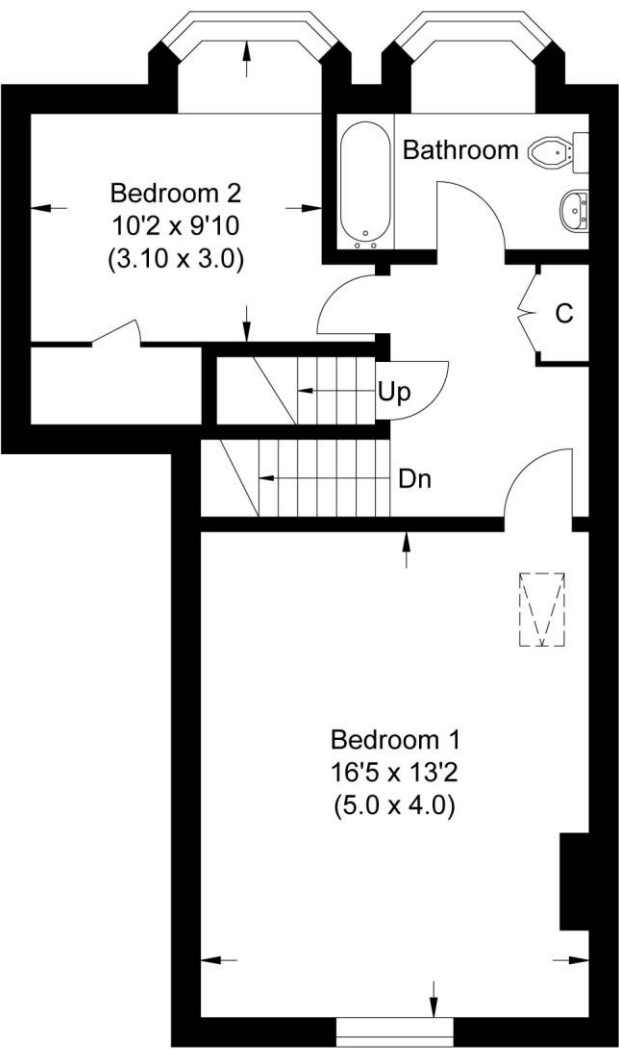
Kingsclere is ideally located for both Newbury and Basingstoke being approx. seven miles in either direction. The village offers an array of very good local amenities including doctor/dental surgeries, local stores, various public houses, hairdressing salon, many sports facilities, primary school and is surrounded by stunning rolling countryside including nearby Watership Down. Further comprehensive facilities are available at Newbury and Basingstoke which both have railway stations on a direct line to London with also the nearby village of Overton serving London Waterloo. Road links are also good with the A339 giving access to the M4 motorway via Newbury and the M3 via Basingstoke.



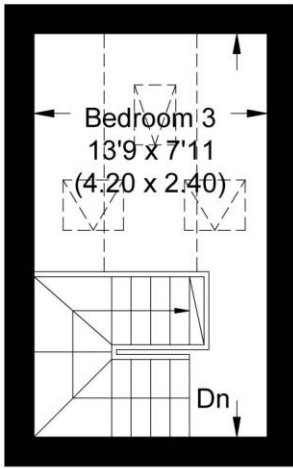
Approximate Gross Internal Area
98.56 sq m / 1060.89 sq ft



Ground Floor



First Floor



Second 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: GRADE II LISTED

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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