DOWNER & CO

TRUSTED SINCE 1988

8 St. Mary's Road, Kingsclere RG20 5NF

Price: £325,000

Features.

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Description.

NO ONWARD CHAIN

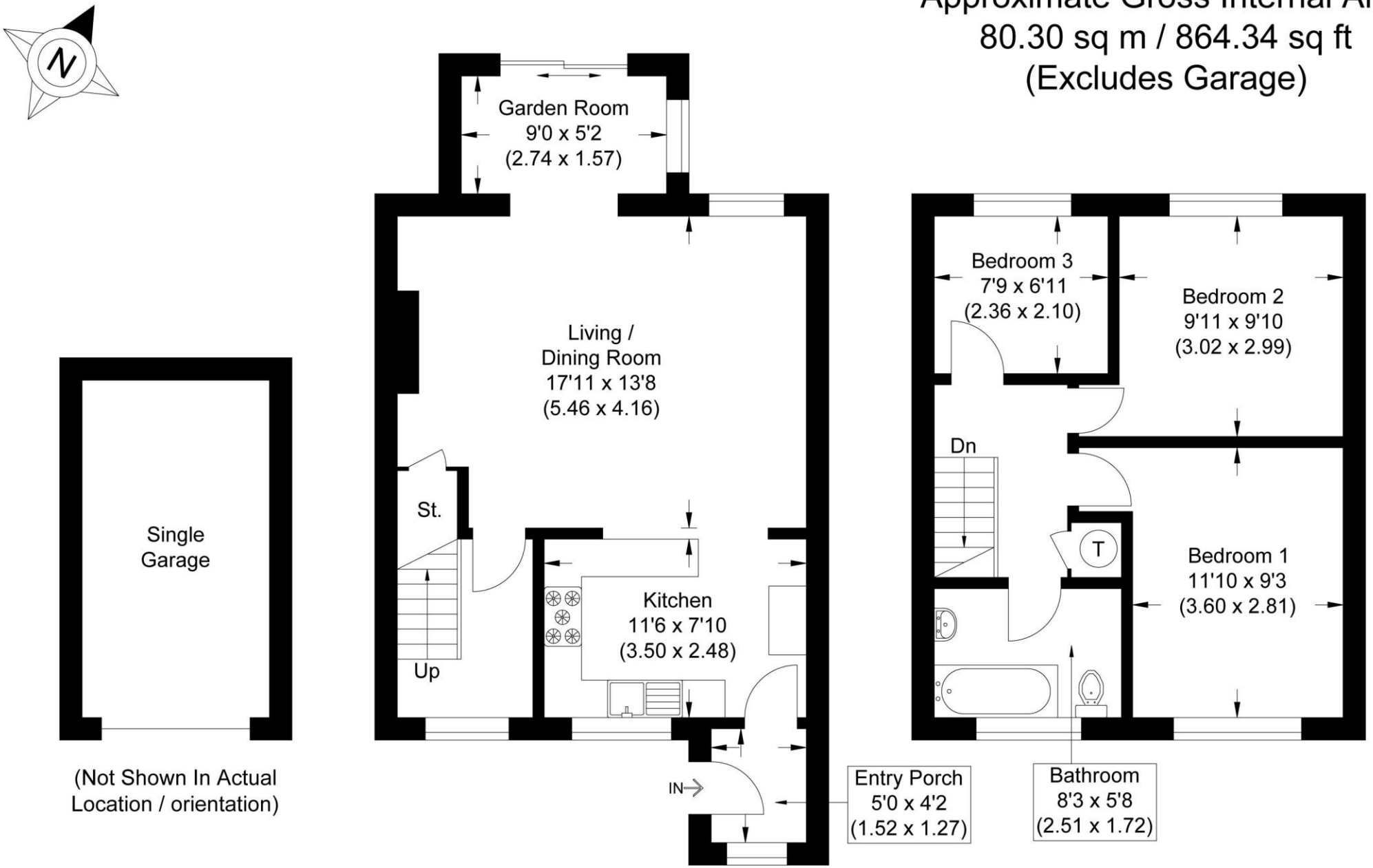
A very smartly presented and updated three bedroom terraced house, close to the heart of this very popular village and within walking distance to the high street and amenities.

The house now having an open-plan layout downstairs includes entrance porch, kitchen opening into living/dining room with wood burner, further garden room with access to the rear garden, inner hallway with stairs to first floor, two good sized double bedrooms, further single bedroom and bathroom. From upstairs there are lovely views to the rear over the village and the church. Outside offers a low maintenance rear garden comprising of a decking area and artificial grass with gate giving access to the parking and garage area.

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.

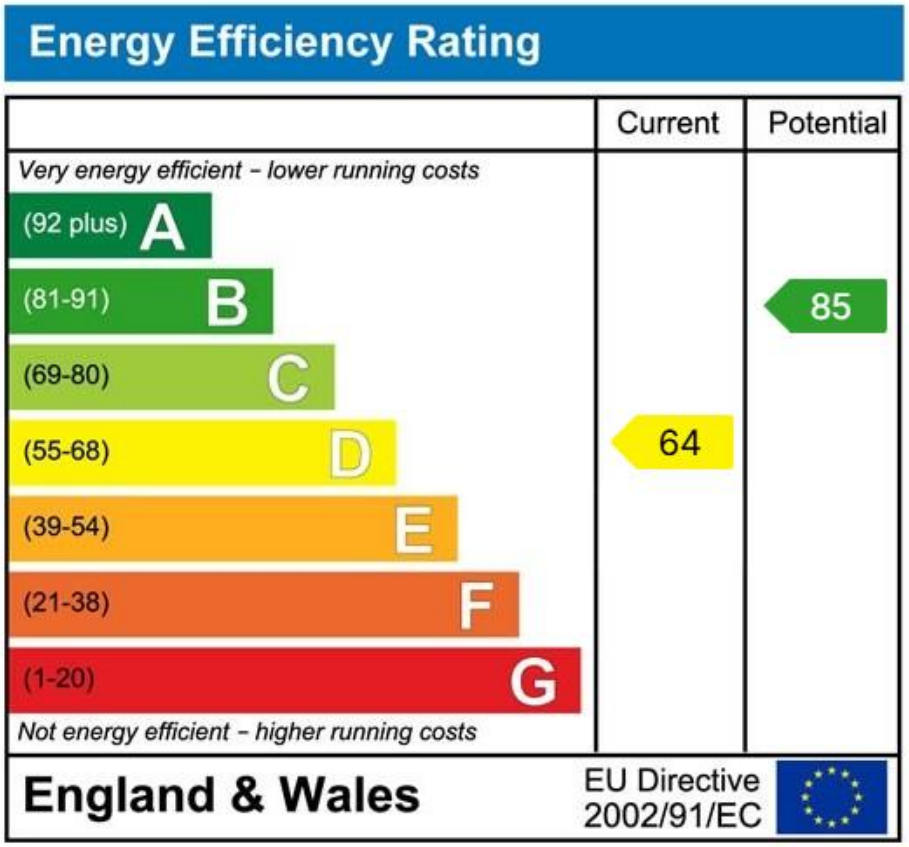
Approximate Gross Internal Area
80.30 sq m / 864.34 sq ft
(Excludes Garage)



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: D

COUNCIL TAX BAND: C
2025/2026: £1,952.09.

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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