

sansome
& george



27 Coppice Road, Kingsclere

In Excess of £450,000

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27 Coppice Road

Kingsclere, Newbury

Sansome & George - This beautifully presented three-bedroom, semi-detached house offers a perfect blend of modern comfort and versatile living. The home features a bright and spacious open plan living area, with elegant wood flooring and contemporary decor, ideal for both relaxation and entertaining. The stylish living space centres around a charming fireplace and provides seamless garden access via French doors, fostering a wonderful indoor-outdoor lifestyle. The modern kitchen is a standout feature, boasting units with integrated appliances. Upstairs features a landing giving access to the 3 Bedrooms and a bathrom

Additional benefits further elevate the appeal of this inviting home. A generous garden offers a tranquil retreat, with spacious lawn and patio area, accessible directly from the living space through elegant French doors, is perfect for family gatherings, outdoor dining, or simply unwinding in the fresh air. The property also features a garden shed for additional storage and a convenient side pathway for easy access around the exterior. Practical off-road parking is provided by a large driveway, ensuring ample space for multiple vehicles. This property is perfectly suited for families or professionals seeking a contemporary, move-in ready home with generous outdoor space and high-quality finishes throughout.

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







27 Coppice Road

Kingsclere

- Older style 3 Bedroom Semi-detached house
- Modern kitchen with integrated appliances
- Open plan living area
- French doors to patio
- Bathroom and downstairs Shower Room
- Fireplace in living area
- Generous Rear Garden
- Off-road parking

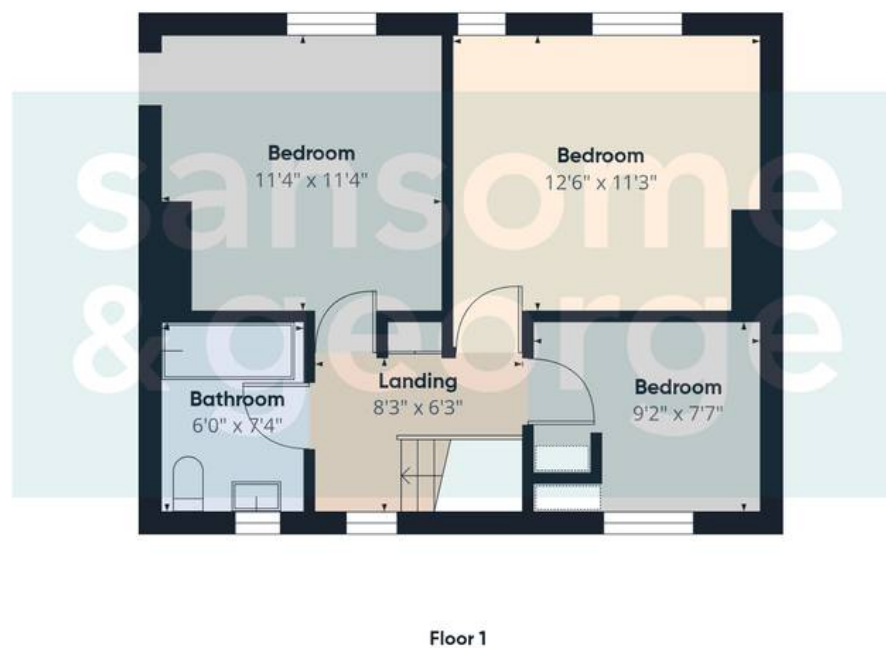


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Approximate total area⁽¹⁾
1012 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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