

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



32 Swan Street, Kingsclere, Newbury, Hampshire, RG20 5PL

Asking Price £435,000 Freehold

Sansome & George - Charming Grade II listed cottage located in the picturesque village of Kingsclere. Recently refurbished, it beautifully combines modern comfort with its original character and charm. The property enjoys lovely views from both the front and rear sash windows, adding to its appeal.

Inside, the accommodation includes a welcoming entrance hall, two reception rooms, and an impressive kitchen/dining space complete with a cupboard housing a washing machine and dryer. Upstairs, there are three bedrooms, along with a family bathroom.

An attached outhouse with power and lighting provides an excellent space for a workshop or studio, with planning permission already granted to replace it with a conservatory.

To the rear, a generous rear garden is a standout feature, mainly laid to lawn, complemented by attractive flower beds, trees, and hedging.

To the front, there is on-road parking, with permit parking available nearby.

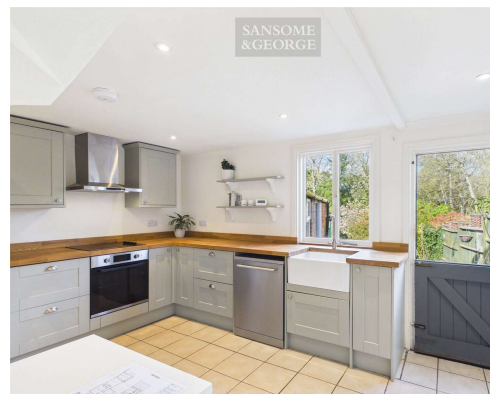
EPC rating: Exempt

Council tax band: D

Council: Basingstoke & Deane

NB The property is connected to all mains services except gas and is heated electrically

- Delightful village location
- Refurbished Grade II listed charming cottage
- Planning permission granted for extension to rear
- Two reception rooms & kitchen/dining room
- Attached office/store area
- Three spacious upstairs bedrooms
- Permit parking close to property
- A wealth of original features
- Generous rear garden backing onto stream





SANSOME
& GEORGE



SANSOME
& GEORGE



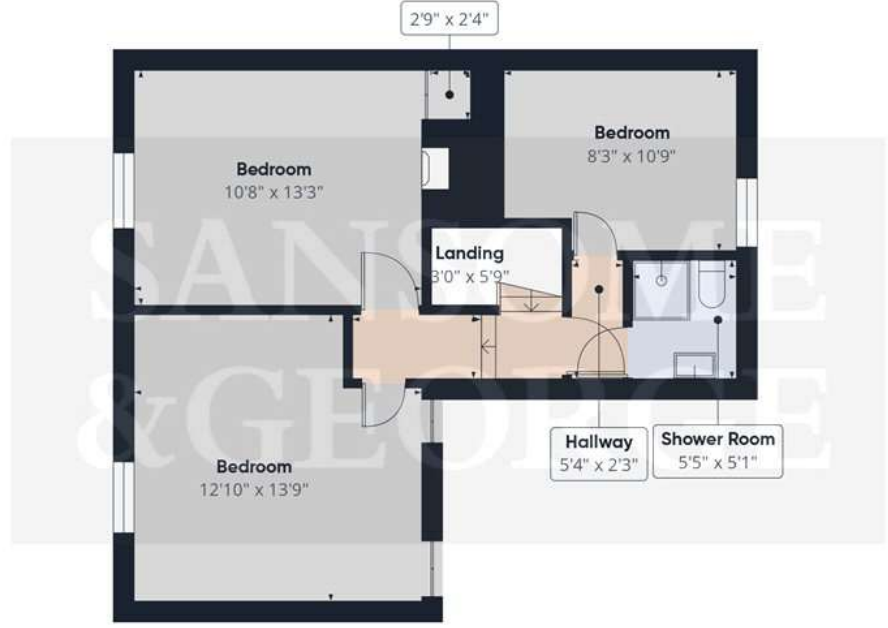
SANSOME
& GEORGE



SANSOME
& GEORGE



Floor 0



Floor 1



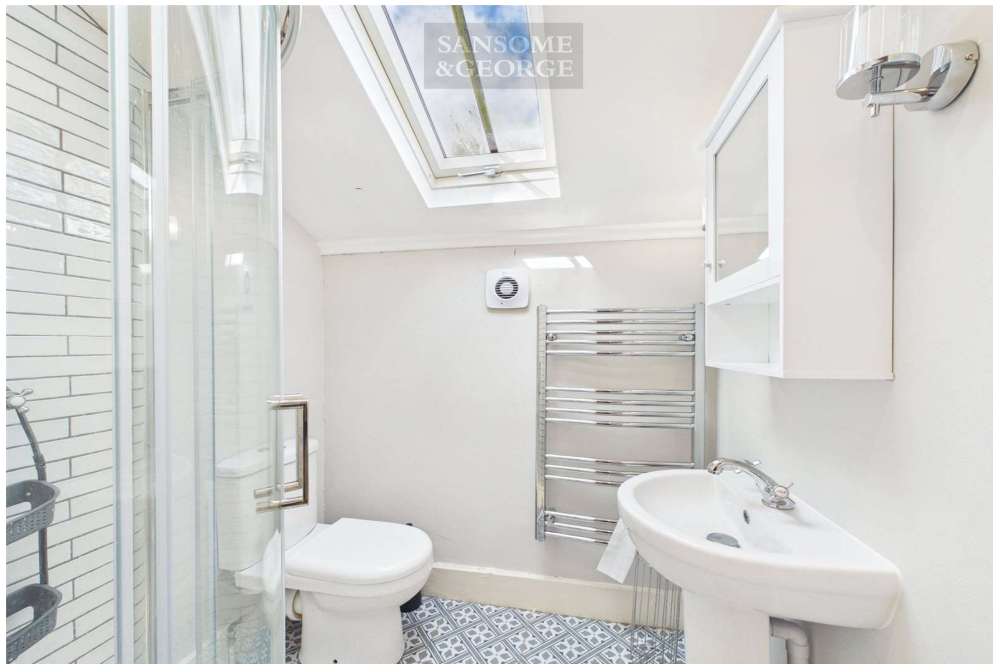
Approximate total area⁽¹⁾
1024 ft²

Reduced headroom
2 ft²

(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.





Sansome and George - Basingstoke

41 - 43 Winchester Street
Basingstoke
Hants
RG21 7EF

T: 01256 807 111

E: basingstoke@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

Sansome & George is a trading name of Sansome & George Hampshire Ltd.
Registered in England and Wales no: 5133463. VAT no: 641 8655 23.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.