

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](https://www.sansomeandgeorge.co.uk)



11 Larch Drive, Kingsclere, Newbury, Hampshire, RG20 5NG

Offers in excess of £360,000 Freehold



SANSOME & GEORGE - 360 VIRTUAL TOUR - Occupying an enviable location in the heart of Kingsclere village, this charming 3 Bedroom end-terrace house offers a perfect blend of character and modern comfort. Boasting 3 bedrooms and 2 bathrooms, this inviting property spans 850 sq ft and is ideal for families or professionals seeking a peaceful retreat.

The living area is perfect for entertaining, while the garden provides an outdoor space for relaxation. Additional features include off-street parking and a garage, providing convenience and security for residents.

With its convenient location and attractive features, this property presents a unique opportunity to enjoy village living at its finest. Don't miss the chance to make this delightful house your new home. Contact us today to arrange a viewing.

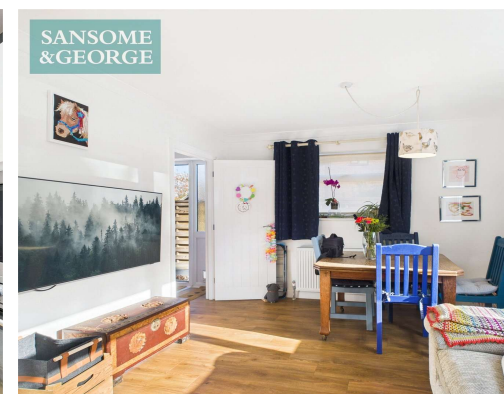
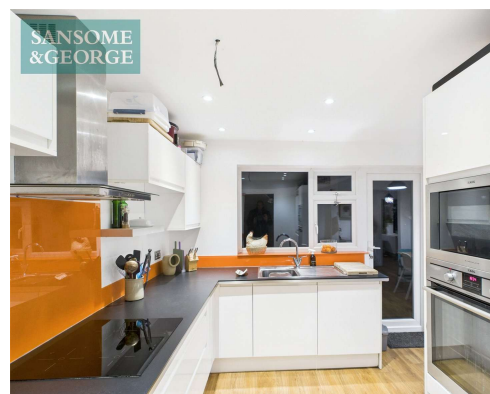
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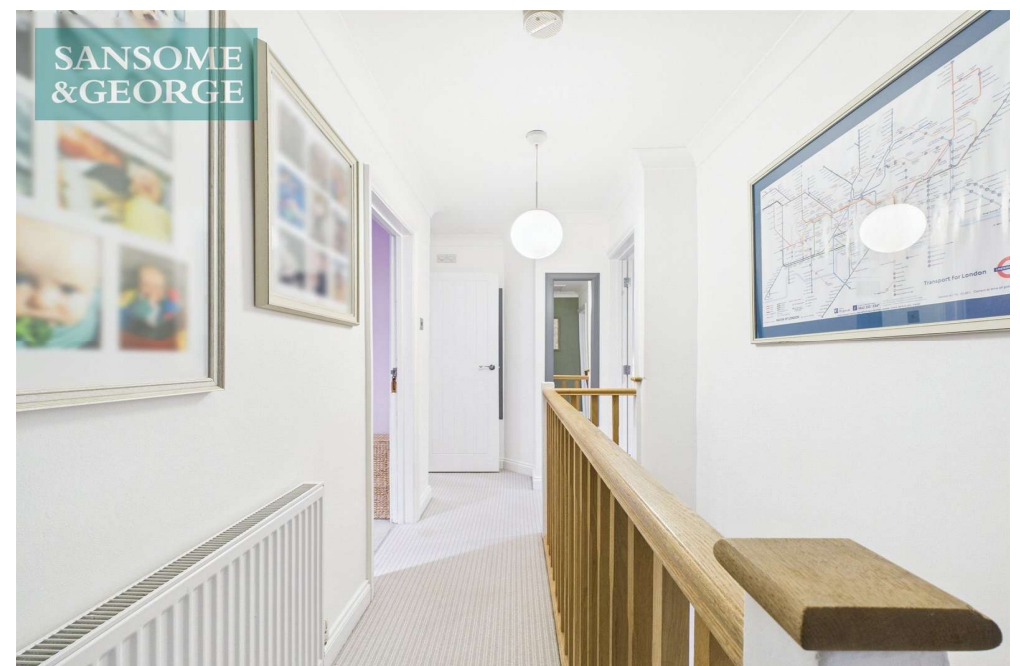
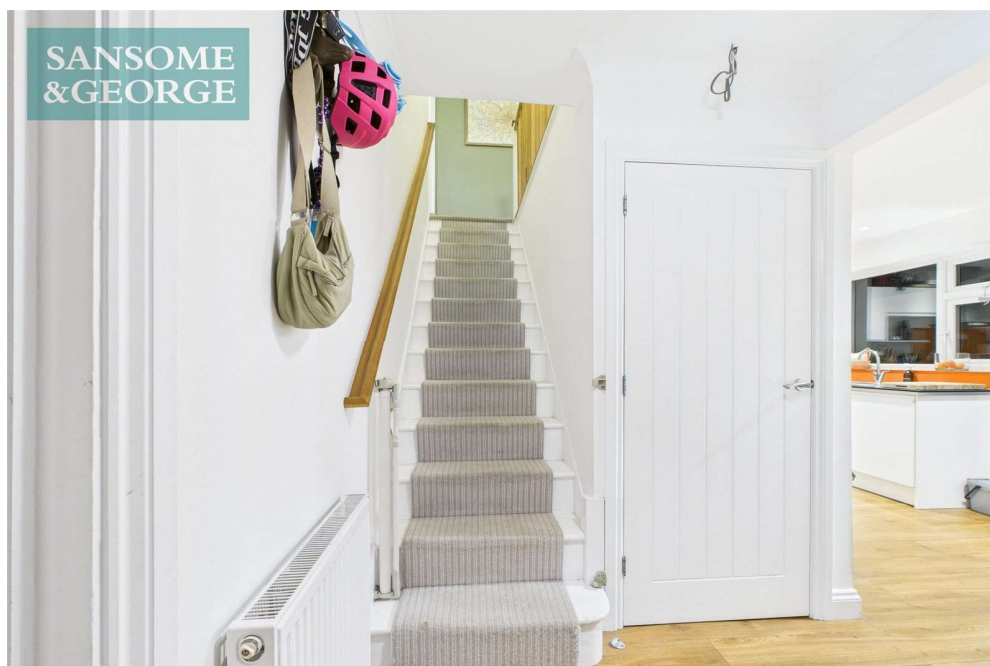
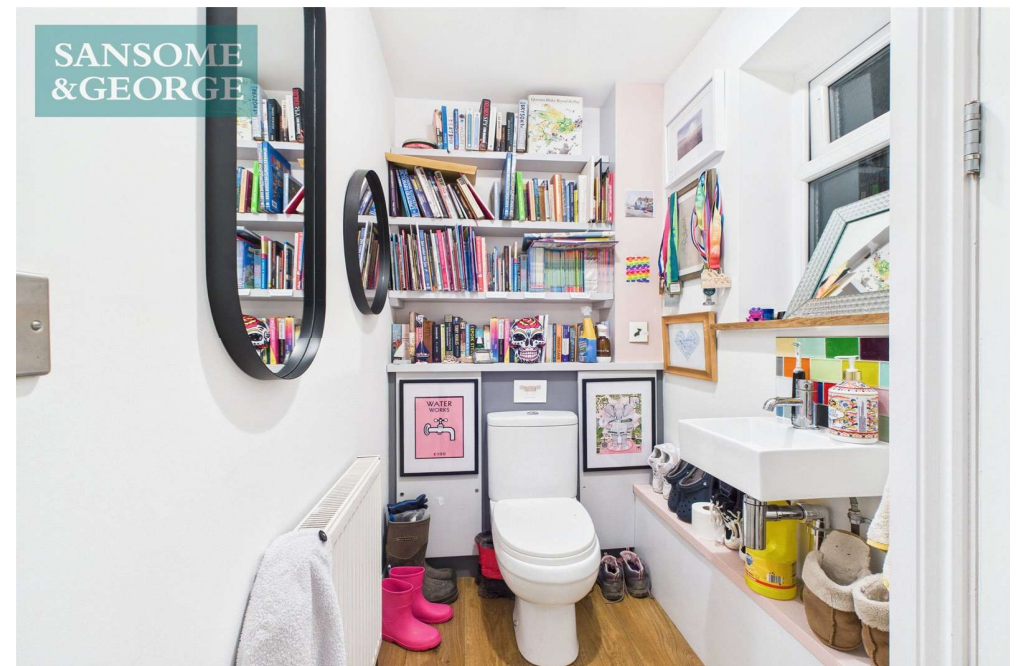
Council Tax Band - C

Council - Basingstoke & Deane

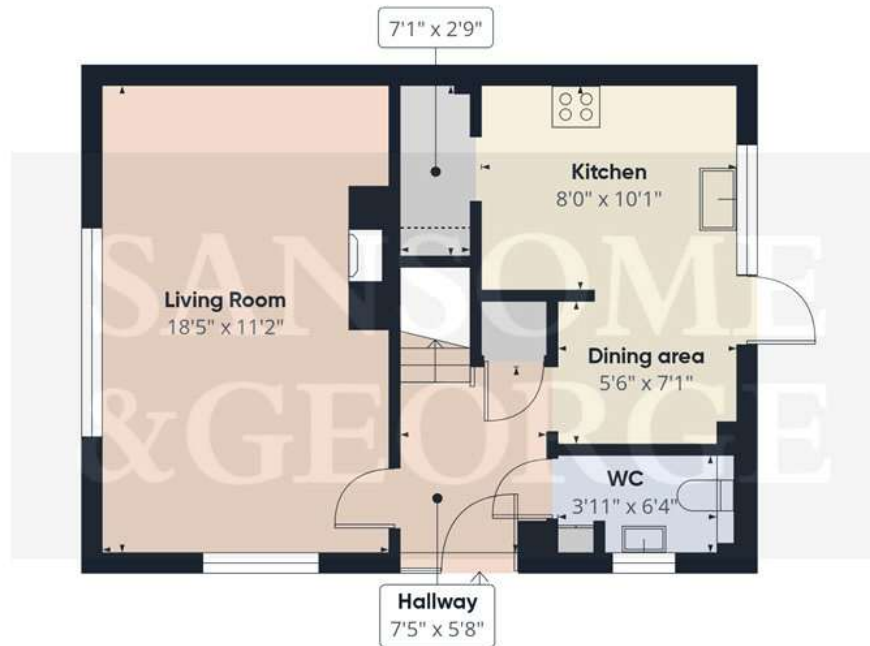
The above information may be subject to change during the transaction period.

- 3 Bedroom end of terrace home
- Popular village location
- Entrance Hall
- Downstairs W.C
- Living Room
- Fitted Kitchen / Dining area
- Bedroom 1 with En-suite
- 2 Further bedrooms
- Bathroom
- Garden
- Garage
- Driveway









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

850 ft<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

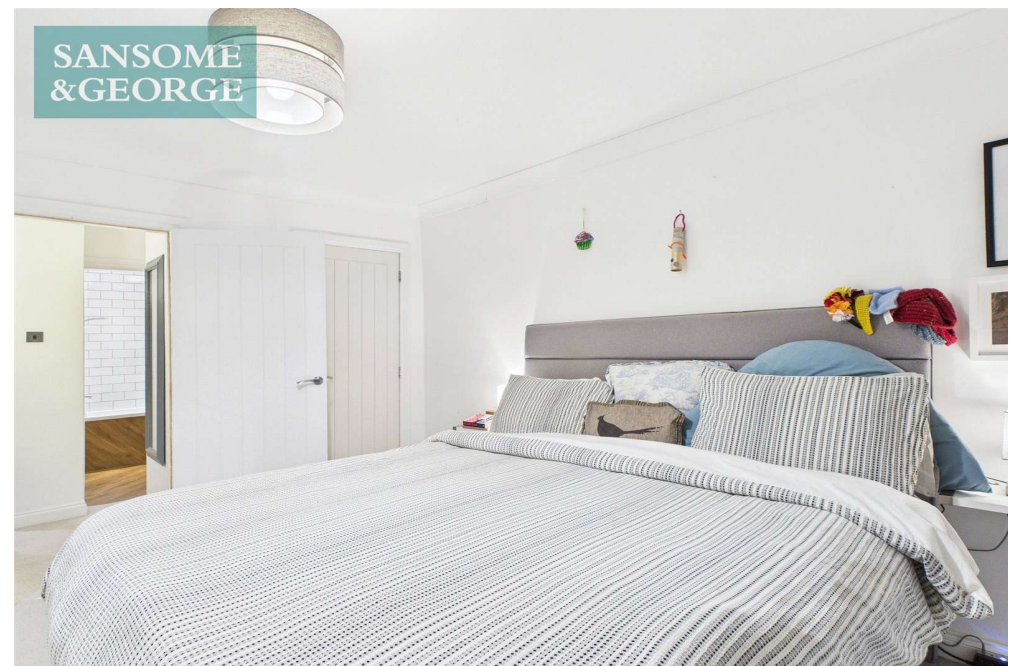
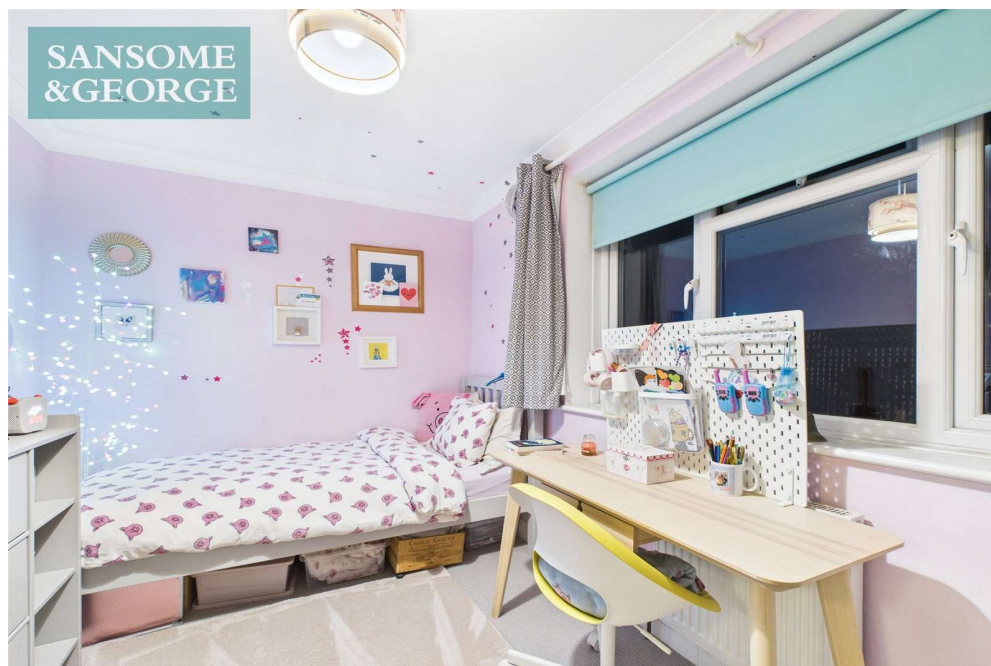
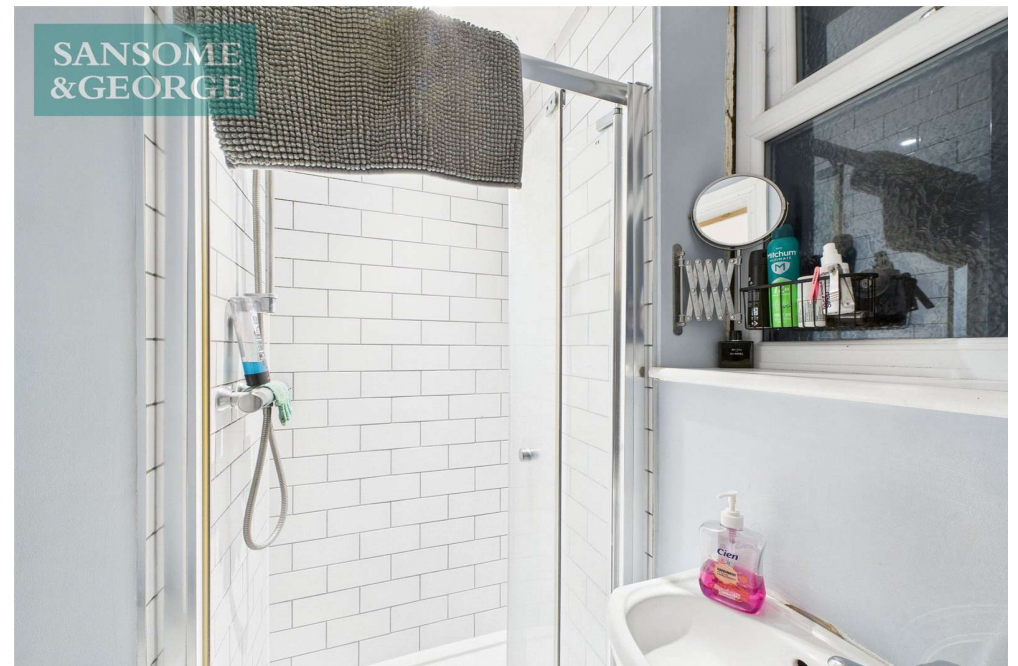
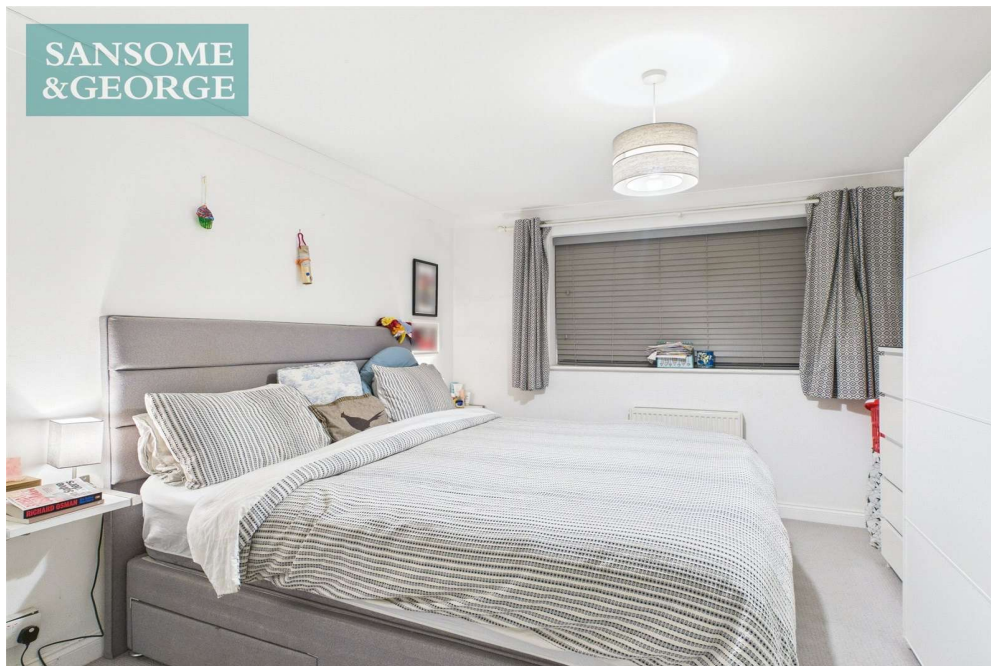
(1) Excluding balconies and terraces

Reduced headroom

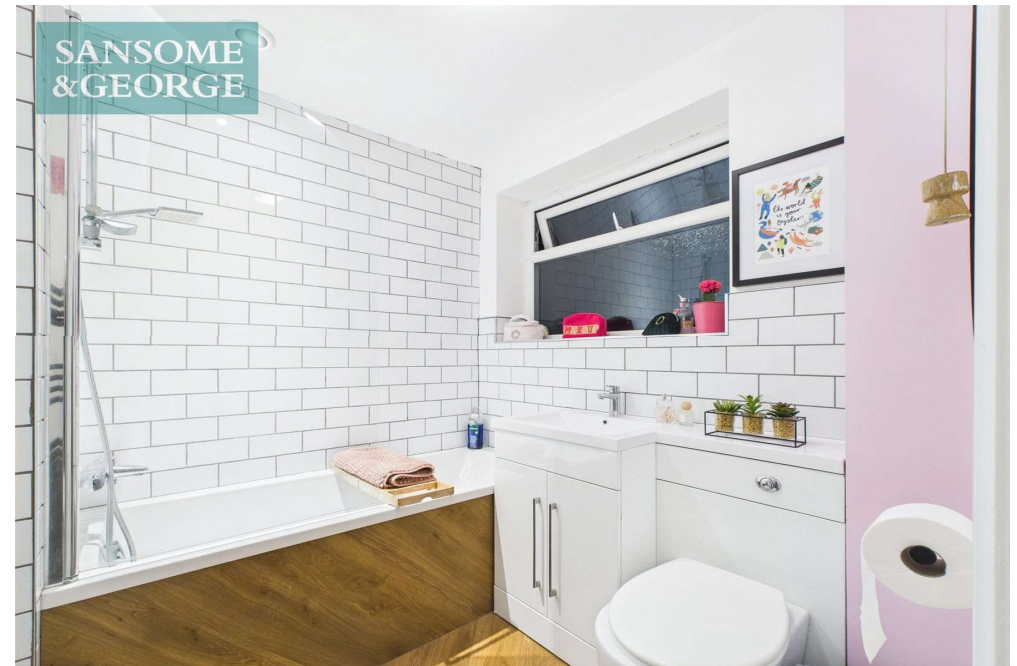
..... Below 5 ft

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

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Sansome and George - Basingstoke

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### 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.

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