

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](http://sansomeandgeorge.co.uk)



10 Thorneley Road, Kingsclere, Newbury, Hampshire, RG20

OIRO £335,000 Freehold



SANSOME & GEORGE - 360 VIRTUAL TOUR - Step inside this charming 3-bedroom EXTENDED terraced house nestled in Kingsclere village. With 855 sq ft of space, this property exudes character and warmth, offering a cosy retreat for its lucky new owners. The inviting living spaces are perfect for relaxing or entertaining, while the kitchen is a haven for any aspiring chef. Outside, a lovely garden provides a tranquil oasis to enjoy al fresco dining or simply unwind after a long day. With the added bonus of a garage, for extra storage. Conveniently located close to local amenities, schools, and transport links, this property offers the perfect blend of rural charm and urban convenience. Don't miss out on the opportunity to make this delightful house your new home.

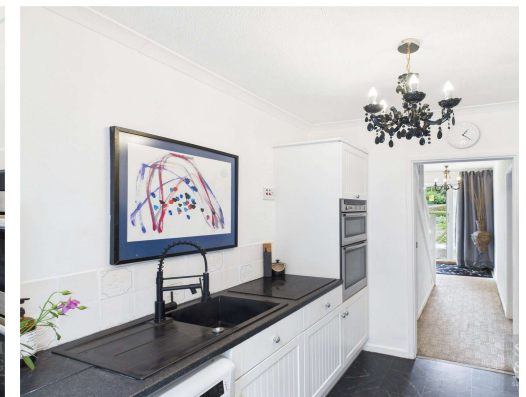
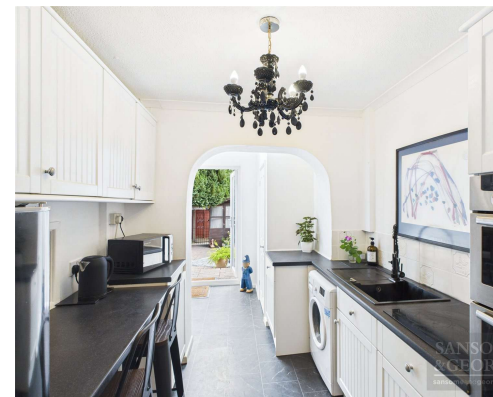
EPC EER - TBC

Council Tax Band - C

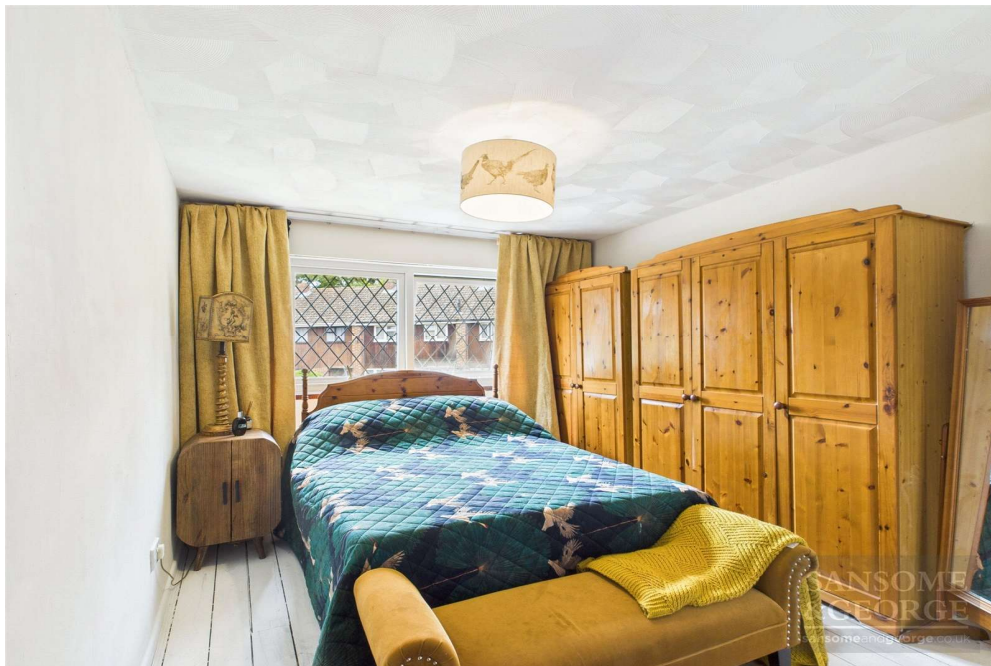
Council - Basingstoke & Deane

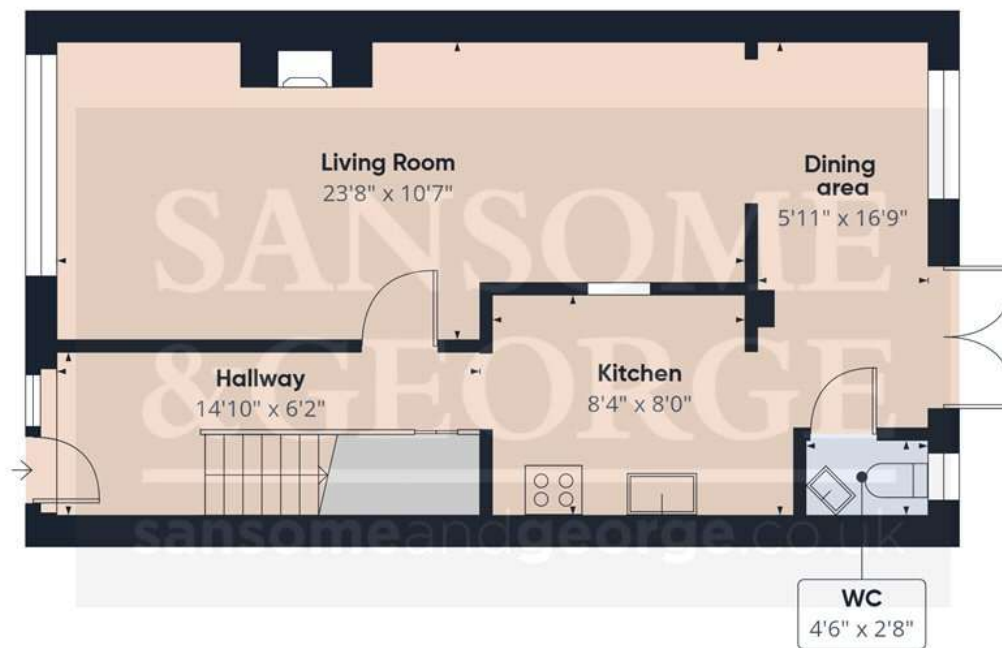
The above information may be subject to change during the transaction period.

- Extended 3 Bedroom home
- Entrance Hall
- Living room
- Kitchen
- Dining area
- Downstairs W.C
- 3 Bedrooms
- Bathroom
- Garden
- Garage (in Block)









Floor 0

Approximate total area<sup>(1)</sup>  
855 ft<sup>2</sup>



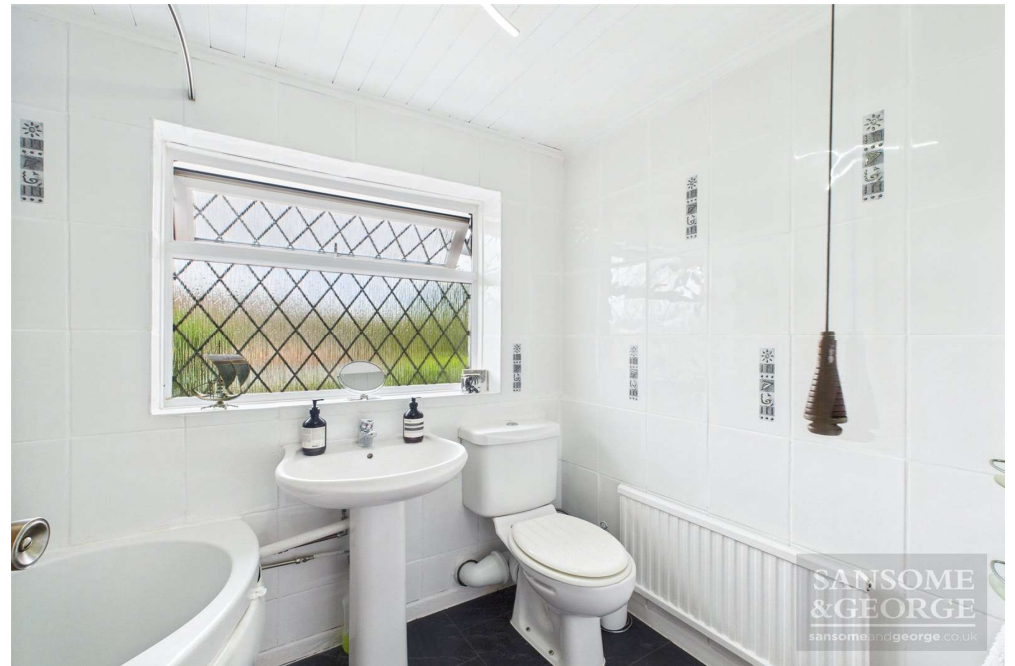
Floor 1

(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









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Sansome and George - Basingstoke

41 - 43 Winchester Street  
Basingstoke  
Hants  
RG21 7EF

T: 01256 807 111

E: [basingstoke@sansomeandgeorge.co.uk](mailto:basingstoke@sansomeandgeorge.co.uk)

[www.sansomeandgeorge.co.uk](http://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.