

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



37 Swan Street, Kingsclere, Newbury, Hampshire, RG20 5PR

Guide Price £415,000 Freehold

Sansome & George - * PROPERTY BEING OFFERED CHAIN FREE* Delightful Grade II listed cottage, ideally positioned in Kingsclere and benefiting from a generous and well-maintained rear garden.

The accommodation begins with a light and spacious living room featuring a sash window and an attractive log-burning stove, creating a warm and inviting atmosphere. The kitchen/diner offers ample storage and worktop space, ideal for everyday living. There is also a well-proportioned Shower Room finished with neutral tiling and a heated towel rail, alongside a utility area for appliances. A versatile study, which could also serve as a dining room, enjoys pleasant views over the garden.

Upstairs, the property offers two bedrooms, with the principal bedroom showcasing a charming feature fireplace. A first-floor cloakroom, accessible from both bedrooms, features exposed beams and useful additional storage.

To the rear, the garden is notably spacious and thoughtfully maintained, with a decked seating area accessed from the study/dining room, expanses of lawn, and convenient rear access.

EPC - D

Local Authority - Basingstoke & Deane

Council Tax Band - C

- Grade II listed
- Living Room
- Kitchen
- Utility Space
- Shower room
- Two Bedrooms
- Garden





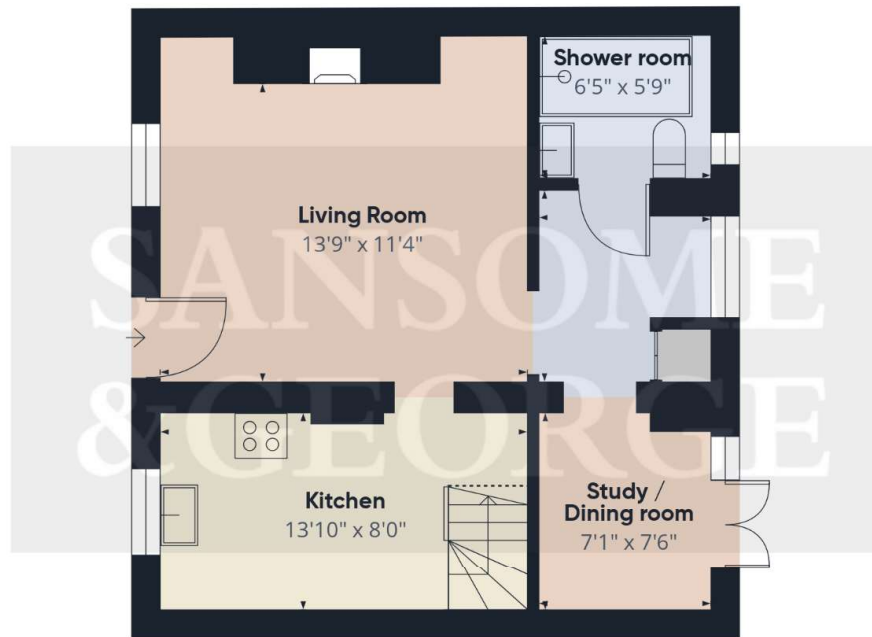
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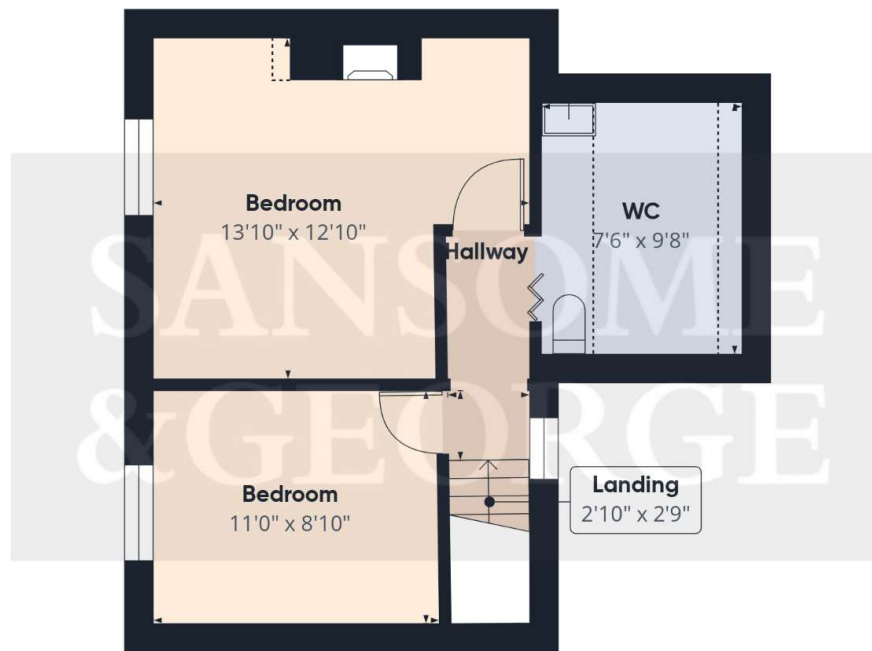
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Floor 0



Floor 1



Approximate total area⁽¹⁾

767 ft²

Reduced headroom

50 ft²

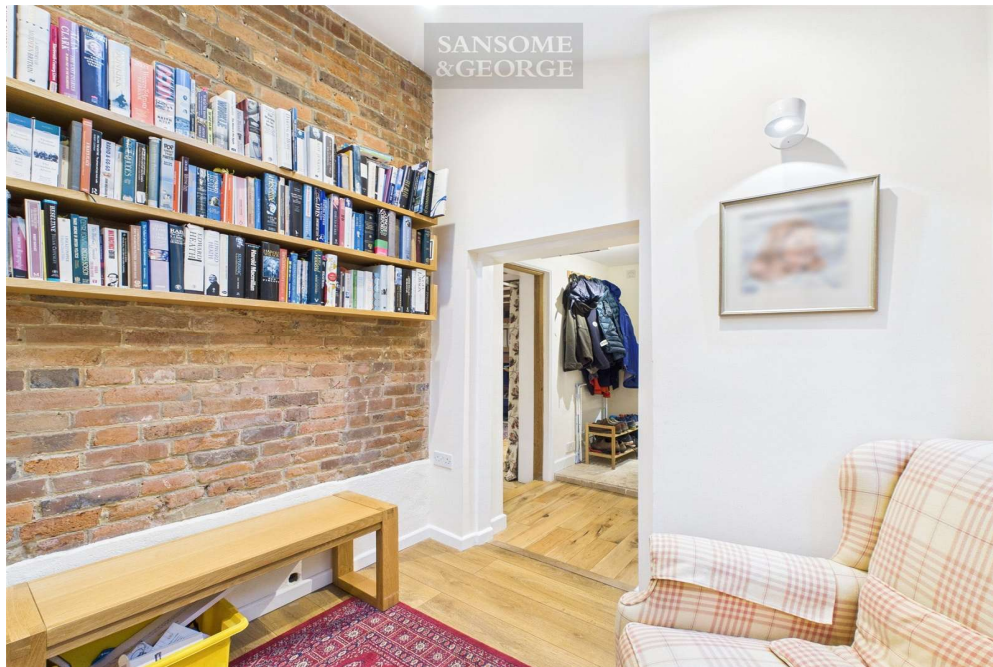
(1) Excluding balconies and terraces

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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