

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk

SANSOME
&GEORGE



Drake Cottage, 16 Swan Street, Kingsclere, Newbury, Hampshire, RG20 5PJ

Offers Over £350,000 Freehold

Drake Cottage, Kingsclere - SANSOME & GEORGE - 360 VIRTUAL TOUR - Located in the heart of a picturesque Kingsclere Village, this charming 2 BEDROOM Cottage offers a cosy and homely atmosphere. Boasting 2 bedrooms, this property is perfect for small families or couples looking for a tranquil retreat.

Stepping inside, you are greeted by a warm and inviting interior, with traditional features adding character to the space. The living area offers a comfortable setting for everyday living.

Conveniently located close to local amenities, schools, and transport links, this property offers the best of village living with easy access to urban conveniences. Don't miss out on the opportunity to make this delightful property your new home. Contact us today to arrange a viewing.

EPC - D

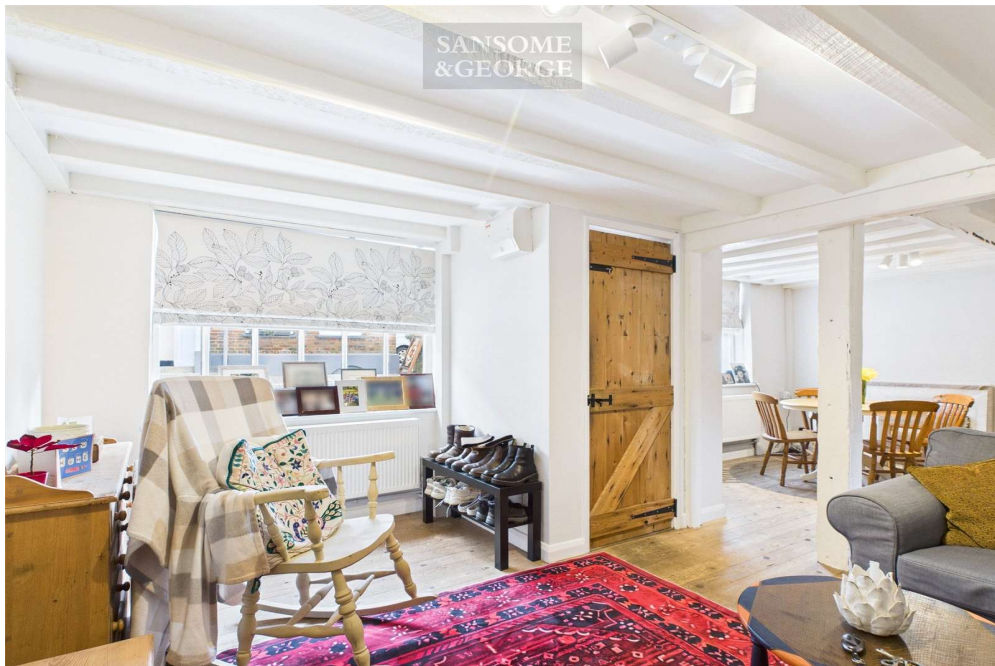
Local Authority - Basingstoke & Deane

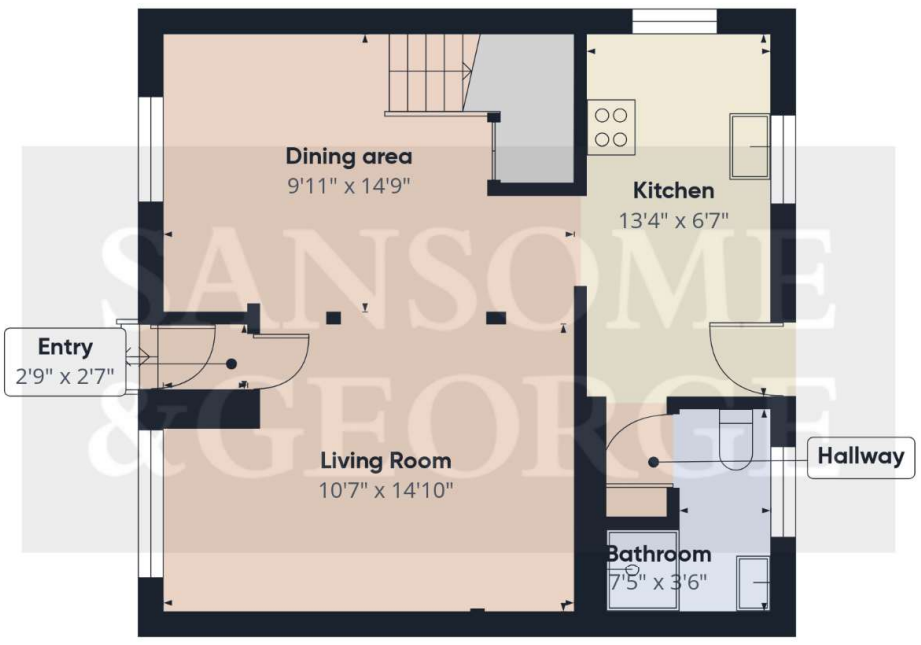
Council Tax Band - C

NB - No rear Garden

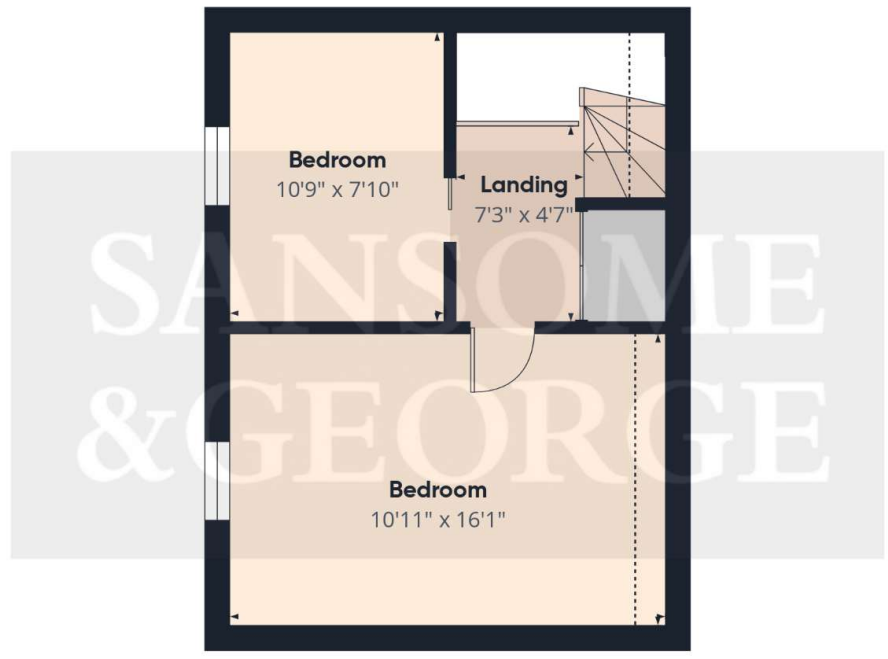


- 2 Bedroom cottage
- Popular location in Kingsclere Village
- Living room
- Dining area
- Kitchen
- Shower Room
- 2 Bedrooms





Floor 0



Floor 1



Approximate total area⁽¹⁾
749 ft²

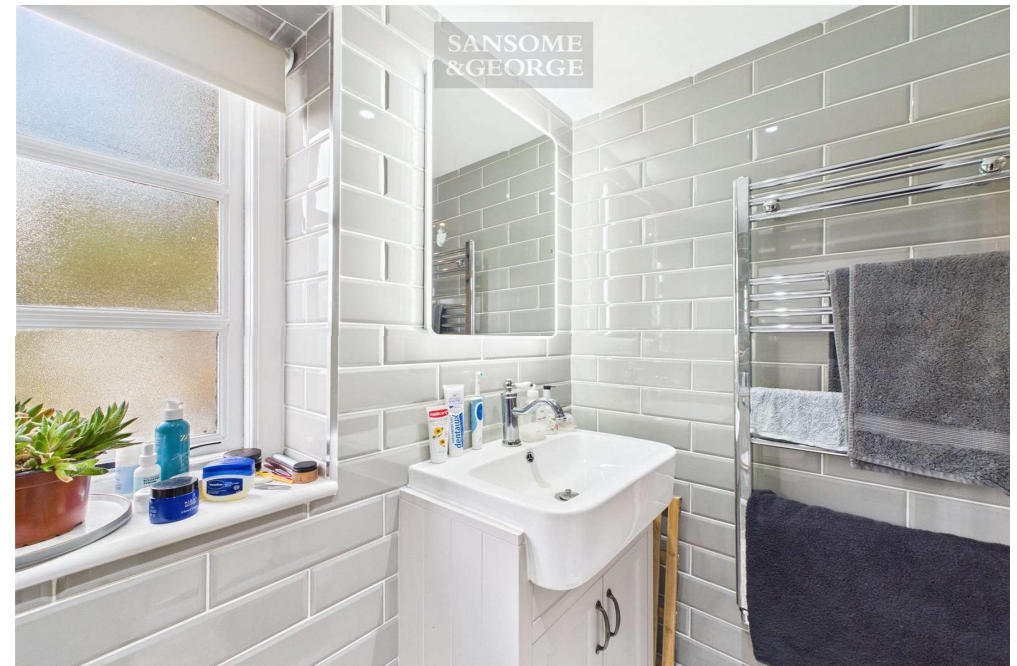
Reduced headroom
11 ft²

(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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 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

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.