

**SANSOME
&GEORGE**

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

Asking Price £395,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Located in the heart of a picturesque Kingsclere Village, Drake Cottage is a 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.

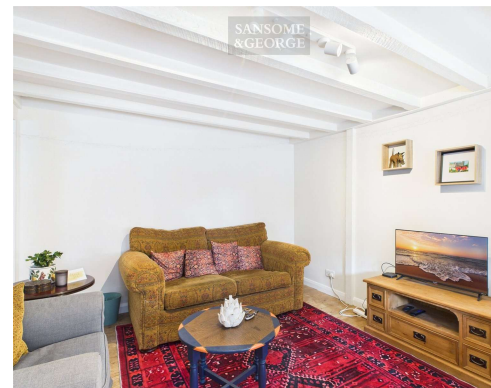
EPC - D

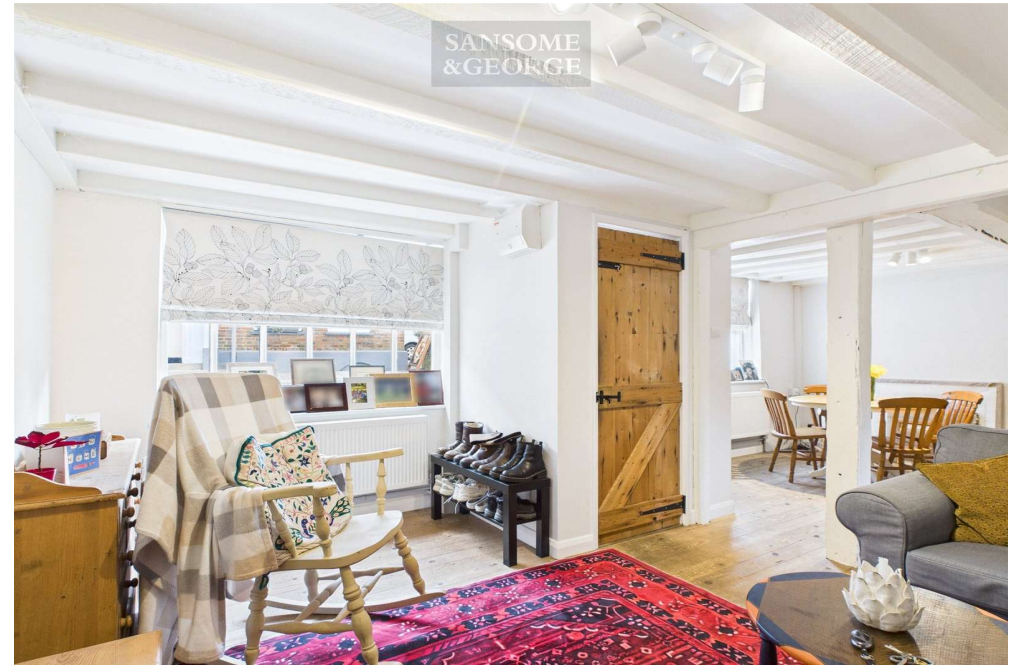
Local Authority - Basingstoke & Deane

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

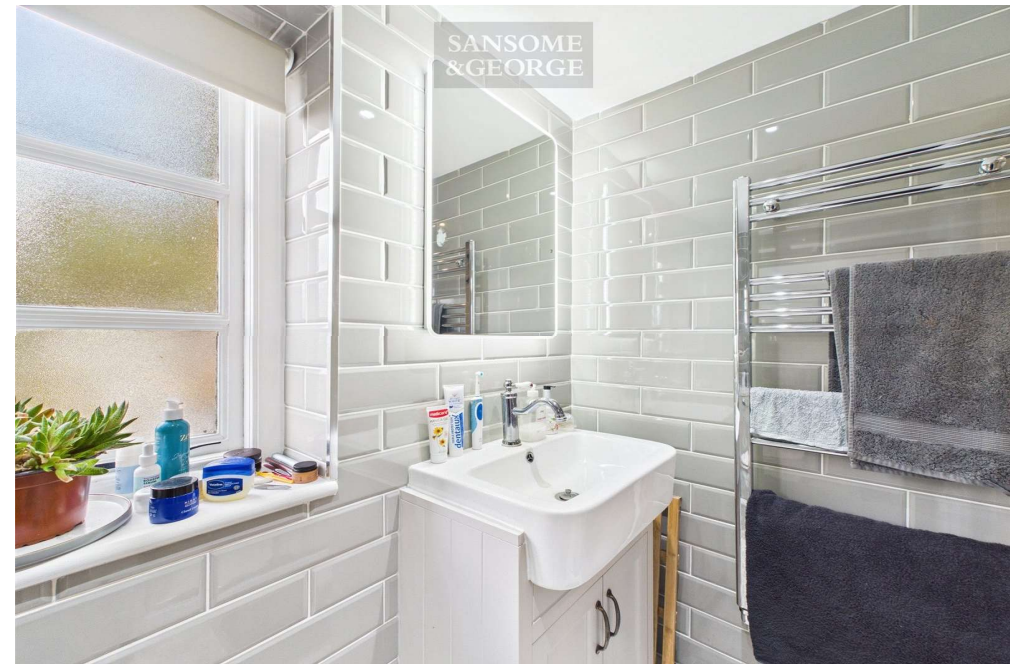
Reduced headroom

..... 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.

GIRAFFE360





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		

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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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