

**SANSOME  
&GEORGE**

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21 South Road, Kingsclere, Newbury, Hampshire, RG20 5RY

Asking Price £375,000 Freehold

Sansome & George - Older Style 3 Bedroom semi-detached house, boasting 1,105 square feet of living space in a sought-after location. This delightful property features three bedrooms, two reception rooms, and a generous garden, providing ample space for relaxation and entertainment. The inviting interior creates a warm and welcoming atmosphere. Residents will benefit from convenient resident parking, ensuring hassle-free access to the property. Situated in a popular location, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals seeking a comfortable and convenient living space. Don't miss the opportunity to make this charming property your new home. Contact us today to arrange a viewing.

EPC - B

Local Authority - Basingstoke & Deane

Council Tax Band - D

- 3 Bedroom Semi-detached home
- Popular village location
- Entrance Hall, W.C,
- Kitchen
- Utility Room
- Living room
- Dining room
- 3 Bedrooms
- Bathroom
- Garden
- Driveway







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1105 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Sansome and George - Kingsclere

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.  
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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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