



OAK COTTAGE
Kingsclere

Carter Jonas

OAK COTTAGE NEWBURY ROAD KINGSLERE RG20 4TA

– Newbury and Basingstoke 7 miles
– A34 5 miles

Attractive oak porch entrance · 2 reception rooms one with an open fireplace and the other with a wood burner and stone mullion windows · impressive kitchen/dining room with access and views towards the rear garden · utility room with WC · 3 bedrooms including a principal bedroom with en suite and extensive built in wardrobes · family bathroom · useful office building with kitchenette and WC · additional barn great for parties or storage · other useful outbuildings · lovely gardens of 0.8 of an acre · Energy Rating E

SITUATION

Kingsclere is an attractive village lying just off the A339 road midway between Newbury and Basingstoke. It has a good range of facilities for everyday needs including shops, post office, primary school, health centre with dentist attached, public houses and churches. There is also the Fieldgate Community Centre with sports field and other sports clubs in the village. Close by is the Sandford Springs Golf Club. The village is surrounded by attractive countryside which provides good walking and riding, including the renowned Watership Down. Communications from here are good both by road and rail, and there is a regular bus service into both Newbury and Basingstoke.

DESCRIPTION

Oak Cottage is a very attractive period house set in generous grounds. A glass and oak entrance porch with heavy front door leads to an inner hall which gives access to 2 comfortable reception rooms and stairs up to the first floor. These 2 living areas are light and spacious with lots of character including one with an open fireplace and the other with a wood burner and period stone mullion windows giving lovely views.

AN EXTREMELY ATTRACTIVE AND CHARACTERFUL DETACHED PERIOD HOUSE SET IN GARDENS OF 0.8 OF AN ACRE. THE PROPERTY BENEFITS FROM A GREAT LOCATION WITHIN EASY REACH OF LOCAL FACILITIES AND SURROUNDED BY WONDERFUL COUNTRYSIDE VIEWS.



A particular feature of the property is an impressive kitchen/dining room with extremely generous proportions and a good quality well fitted kitchen and centre island. There is plenty of dining and relaxing space here and double doors open on to the garden. Upstairs the feeling of character, light and space continues, the principal bedroom of approximately 28' benefits from an en suite shower room and extensive wardrobe space. There are 2 additional double bedrooms both with built in storage and both benefitting from separate in and out entrances helping to give the upstairs accommodation the feeling of space and privacy. The accommodation is completed by a bathroom with freestanding roll top bath.

OUTSIDE

A gravelled drive leads to the house and opens to the side giving extensive parking and good access to the grounds behind with a total plot of 0.8 of an acre mainly laid to lawn with beautiful gardens leading from the house including a host of impressive trees, shrubs and evergreens. There is a useful office building with kitchenette and WC and a lovely barn which provides an excellent outside space to entertain and also provides good storage.

ADDITIONAL INFORMATION

Tenure: Freehold

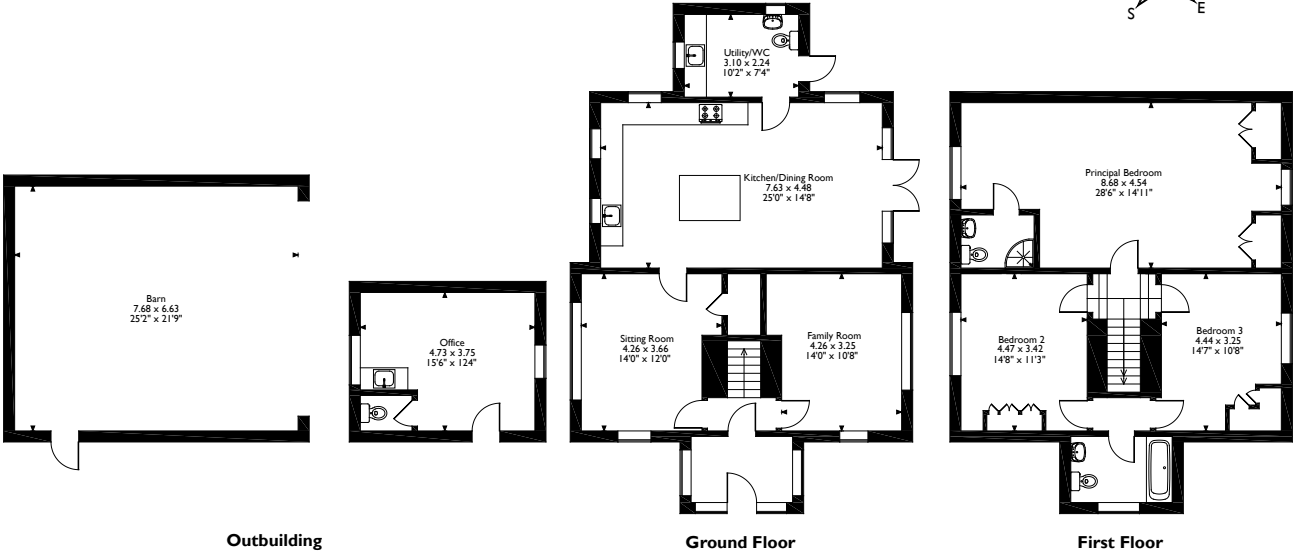
Services: Mains electricity, water and drainage, oil fired central heating

Local Authority: Basingstoke & Deane Borough Council

Directions: Please use post code RG20 4TA.



Oak Cottage, Newbury Road, Kingsclere
Approximate Gross Internal Area
Main House = 168 Sq M/1808 Sq Ft
Outbuildings = 69 Sq M/743 Sq Ft
Total = 237 Sq M/2551 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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