



**MEADOW END**

Greenacre, Kingsclere

**Carter Jonas**

## MEADOW END GREENACRE KINGSLERE RG20 5RA

- Kingsclere village centre with excellent facilities only a short walk
- Newbury town centre and mainline train station 7.4 miles
- Basingstoke town centre and mainline train station 9.2 miles
- Excellent road access to the M4, M3 and A34

Entrance hall · cloakroom · large sitting room with bi-fold doors to garden · excellent kitchen/dining room · study · large family room/cinema room · utility · principal bedroom with dressing area and en suite · second bedroom with en suite · 3 further bedrooms · family bathroom · second cloakroom · large inner hall area which can be used as a further reception space · inner lobby/boot room with door to integral garage · private drive · large terrace for outside dining · front garden · fully enclosed rear garden · very popular village location with excellent facilities · no onward chain · Energy Rating

### 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. 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

Meadow End has been extensively extended by the present vendors, and it is now a very large and individual home providing ample accommodation.

**A DECEPTIVELY SPACIOUS AND VERY INDIVIDUAL DETACHED PROPERTY OF APPROXIMATELY 3,000 SQ.FT OFFERING VERY SPACIOUS AND FLEXIBLE ACCOMMODATION ALL PRESENTED TO A HIGH STANDARD THROUGHOUT AND SITUATED IN THIS VERY SOUGHT AFTER VILLAGE MIDWAY BETWEEN NEWBURY AND BASINGSTOKE.**



Predominantly arranged over a single storey building, it offers very flexible rooms and is presented to a high standard with quality fixtures throughout including a very nice kitchen, and quality bathroom and cloakroom fittings. On entering the building there is a spacious hallway with doors to the garden and a smartly fitted cloakroom. There is a large kitchen/dining room which is open plan to the sitting room where there is a wood burning stove, bi-fold doors to the garden and a roof lantern providing plenty of light. The bedrooms are in three different areas of the building providing very flexible spaces which can be used as either bedrooms or further living rooms. The principal bedroom, which is a lovely room, triple aspect and with a vaulted ceiling with a mezzanine galleried area providing storage which is a great space with a walk-in dressing area and a smartly fitted en suite. From the sitting room there is an inner hallway where there are 2 bedrooms and a study. Leading from the kitchen there is a large inner hallway which is currently used as a further living space and would be ideal as a playroom with a door to an inner lobby/boot room with stairs leading to the upper floor and the garage. Off the inner hallway is a separate cloakroom, a useful utility, second bedroom with en suite and a further bedroom. In total the property has 5 bedrooms and there is a separate family bathroom. Upstairs there is a large bonus room which is used as a sitting/cinema room but would also make a great home office. The property is completed by an integral single garage with storage area to one side.

## OUTSIDE

Meadow End is approached via a gravel drive providing off road parking and access to the garage. To the front of the property there is a very useable area of garden with a large paved terrace which is ideal for outside entertaining. There is good side access to the rear garden where there is a further large terrace beyond which the garden is all lawned and surrounded by a mature hedge making it very private.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected, gas fired central heating

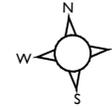


Meadow End, Greenacre Kingsclere, Newbury, Hampshire  
Approximate Gross Internal Area

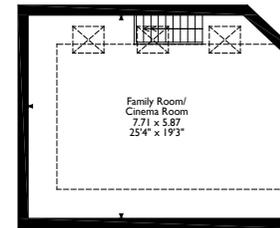
Main House Gross Internal Area = 271 Sq M/2917 Sq Ft

Restricted Head Height (Not included in Main House GIA) = 16 Sq M/172 Sq Ft

Total (Including Restricted Head Height Area) = 287 Sq M/3089 Sq Ft



Ground Floor



First Floor

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.



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