



**21 PENNYS HATCH**  
Guide Price £400,000

**Carter Jonas**

## 21 PENNYS HATCH KINGSCLERE RG20 5RZ

- Newbury and Newbury station 9 miles
- Basingstoke and Basingstoke station 9 miles
- M4 (J13) 12 miles M3 9.5 miles

Entrance hall · WC cloakroom · sitting room · kitchen · dining room · wet room · conservatory · 3 bedrooms · family bathroom · timber shed · west facing garden · driveway parking · Energy Rating D

### 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

21 Pennys Hatch is an older style semi detached house situated in a quite location close to the village centre. The property has been in the same ownership for nearly 70 years and is available with no onward chain. The property, in need of modernisation, offers spacious and light accommodation and on the ground floor includes an entrance hall with cloakroom, substantial sitting room with fireplace, kitchen with a range of eye and base level units and door through to a dining room. Off this room there is a modern wet room and door to the conservatory. On the first floor there is a principal bedroom, two further bedrooms and the family bathroom.

**AVAILABLE CHAIN FREE IS THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME IN NEED OF MODERNISATION SITUATED IN A TUCKED AWAY LOCATION. THE PROPERTY BENEFITS FROM A WEST FACING GARDEN, LARGE FRONT GARDEN AND DRIVEWAY PARKING IN THIS MOST SOUGHT AFTER VILLAGE.**



## OUTSIDE

To the side of the house there is driveway parking and to the front a large garden with storage shed. The rear garden is a particular feature of the property and is mainly laid to lawn but is interspersed with flower beds, shrubs and fruit trees. It is very private and has the added benefit of facing predominantly south and west.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

**Local Authority:** Basingstoke & Deane Borough Council

**Council Tax:** Band C

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 5RZ. Once in the village turn off George Street into Coppice Road and then turn right into Link Road. At the end of the road turn right into South Road and then left into Pennys Hatch. Number 21 is the first house on the left tucked in behind a row of garages.



21, Pennys Hatch, Kingsclere, Newbury, Hampshire  
 Approximate Gross Internal Area  
 Main House = 108 Sq M/1162 Sq Ft  
 Outbuilding = 14 Sq M/151 Sq Ft  
 Total = 122 Sq M/1313 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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