



11 ANCHOR ROAD
Guide Price £375,000

Carter Jonas

11 ANCHOR ROAD KINGSCLERE RG20 5NE

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

Impressive kitchen with centre island · living room with bifold doors to the garden and wood burning stove · conservatory · three bedrooms · modern bathroom with shower · low maintenance garden with patio and terraced sections with upper seating area · garage · central location within walking distance to facilities · Energy Rating C

SITUATION

Anchor Road is situated in the middle of Kingsclere, which is a sought after village situated midway between Newbury and Basingstoke. The house is in a peaceful cul de sac setting, with a walk way nearby taking you to a small play park and lovely walks and views towards Watership Down. 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 wonderful 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

This well presented house has been well maintained and much improved by the current owners, now offering a modern kitchen to the front with centre island, built in fridge and dishwasher and plenty of storage.

A MODERN, VERY WELL FINISHED 3 BEDROOM HOUSE SITUATED IN THIS QUIET CUL DE SAC IN THE CENTRE OF THIS VERY POPULAR VILLAGE, WITHIN WALKING DISTANCE OF A WIDE RANGE OF FACILITIES. EXCELLENT ROAD AND RAIL LINKS TO LOCAL TOWNS, TRAIN STATIONS AND CENTRAL LONDON.



The kitchen opens to a generous living room, with attractive flooring and fireplace with a good quality wood burning stove, bifold doors across the back open this room to the garden and give lots of light and a contemporary feel. Off the living room is a useful conservatory offering a great home office with extra space. upstairs the feeling of quality continues with 3 bedrooms, including a particularly large main bedroom, and a modern bathroom in classic white with a shower over the bath.

OUTSIDE

The front of the property offers a tidy stone garden and a rear access via a side walk-through to the rear garden. Here, there is a patio leading from the house with short steps up to terraced sections including a top patio and grass section.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, gas fired central heating via modern combi boiler

Local Authority: Basingstoke & Deane Borough Council

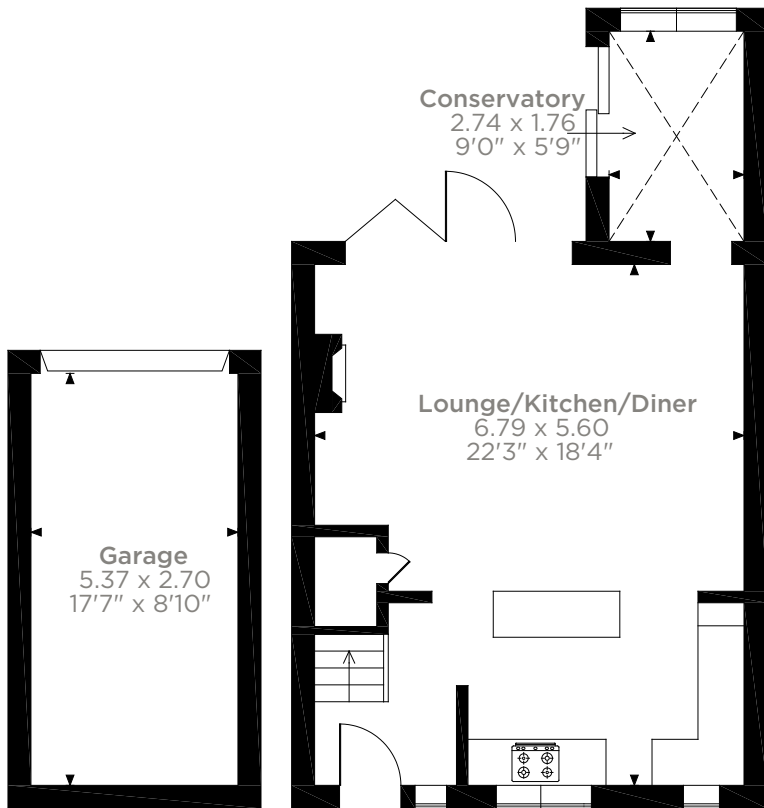
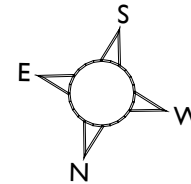
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

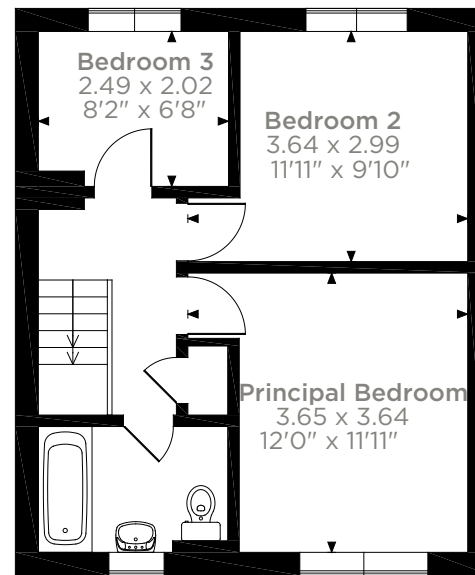
Directions: Please use postcode RG20 5NE



11, Anchor Road, Newbury, Hampshire
 Approximate Gross Internal Area
 Main House = 81 Sq M/872 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 95 Sq M/1023 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.