



BELMONT, 15 GEORGE STREET

Guide Price £735,000

Carter Jonas

BELMONT 15 GEORGE STREET KINGSLERE RG20 5NH

- Central village location within walking distance to excellent facilities
- Newbury town and mainline station with trains to London Paddington 9 miles
- Basingstoke town and mainline station with trains to London Waterloo 9 miles
- M4 (J13) 12 miles, M3 9.5 miles

Entrance hall · kitchen · utility room · dining room · sitting room · study · principal bedroom with ensuite · 3 further bedrooms · shower room · bathroom · cellar · garage · garden office · garden · Energy Rating D

SITUATION

Belmont is situated within easy walking distance of the excellent range of facilities offered by Kingsclere. 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

From the timber-framed entrance hall you have access to all the main reception rooms on the ground floor. The kitchen is to the rear of the property, with a stable door leading directly to the garden.

THIS GRADE II LISTED BUILDING IS SITUATED IN THE HEART OF THIS EVER-POPULAR HAMPSHIRE VILLAGE. AVAILABLE WITH NO ONWARD CHAIN.



Next to the kitchen is the dining room, with its beamed ceiling and stable door to the side return. The sitting room spans the length of the house and is dual aspect, with French doors to the garden. To the other side of the sitting room is the study/ snug with an open hearth.

On the first floor, from the galleried landing, the principal bedroom is to the rear of the house and comes with fitted storage and an ensuite shower room. There are three further bedrooms, all with storage and served by a separate bathroom and shower room.

OUTSIDE

The gardens at Belmont have been landscaped to offer a low maintenance and visually appealing, space. A paved circular seating area offers the focal point whilst there are a variety of mature trees and shrubs interspersed throughout the borders.

To the rear of the garden there is an outdoor office with French doors. The garage lies to the side of the house and is linked to a very useful utility room.

Parking is easy and plentiful with room for several cars on the block paved drive behind the wooden gates.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Basingstoke & Deane Borough Council

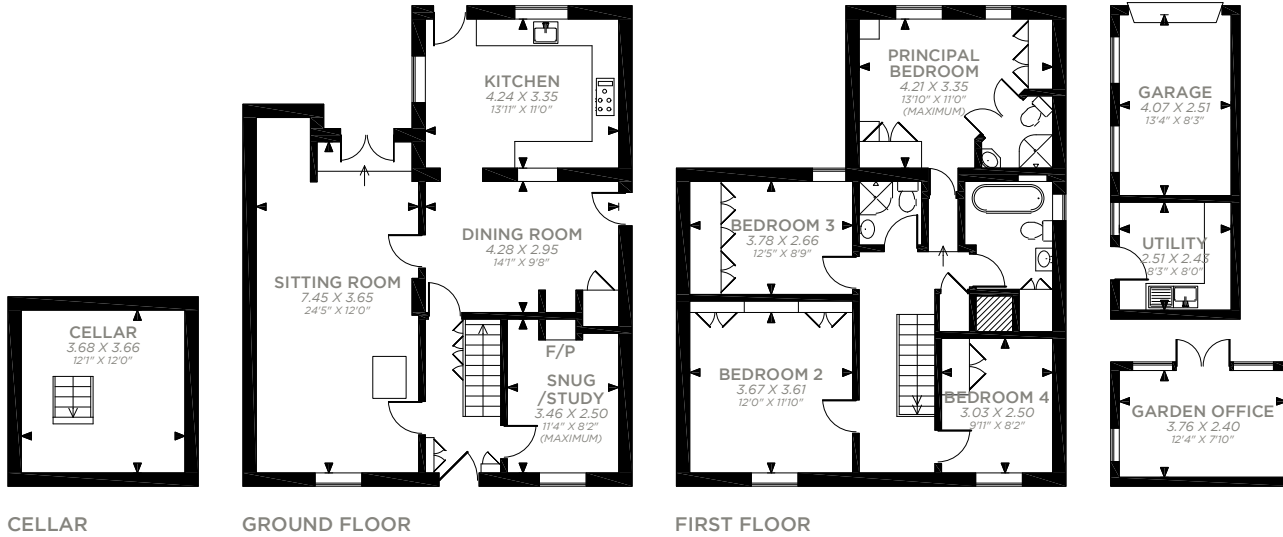
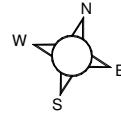
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 5NH



GEORGE STREET, NEWBURY
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 1,680 SQ FT / 156 SQ M
 GARAGE = 109 SQ FT / 10 SQ M
 OUTBUILDING = 162 SQ FT / 15 SQ M
 TOTAL = 1,951 SQ FT / 181 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8682673/SS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 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.