



ROSEDENE

Guide Price £875,000

Carter Jonas

ROSEDENE 42 GEORGE STREET KINGSCLERE RG20 5NQ

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

Detached house · entrance hall with cloakroom · kitchen/ breakfast room with adjoining dining room · family room · sitting room · principal bedroom with ensuite · 3 further bedrooms · large family bathroom · substantial outbuilding · car port · parking for several cars · south facing garden with ornamental pond · solar panels with battery storage · EV charger · Energy Rating C

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

Rosedene is a spacious four bedroom detached 1930's family home positioned on a good size plot, in the heart of the village. The property has been greatly improved and extended by the vendors to form a very comfortable and light family home. The accommodation briefly comprises an entrance hall, with cloakroom off, open plan dining room leading to the impressive kitchen/breakfast room, bright family room with stairs to the first floor and a substantial sitting room. The feeling of light and space

AVAILABLE WITH NO ONWARD CHAIN IS THIS VERY WELL PRESENTED DETACHED HOUSE WITH SPACIOUS, LIGHT ACCOMMODATION, LARGE OUTBUILDING, SOUTH FACING GARDEN AND LOCATED IN THIS MOST SOUGHT AFTER VILLAGE.



continues upstairs to the remodelled first floor. There is an excellent principal bedroom with luxury en-suite bathroom, three further bedrooms and a beautiful, expansive family bathroom. Also on the landing there is a utility cupboard and access to the loft, via a ladder, which has power and insulation.

OUTSIDE

Outbuilding - Detached outbuilding (formerly a garage) with power, lighting, water and WC. There is an adjoining workshop, also with power and lighting, attached to the rear of the garage.

Rear Garden - The rear garden has a south facing aspect and is surrounded by wooden panel fencing with gated access to the front of the property. The garden has been laid to lawn with paved areas ideal for entertaining and there is also a rectangular fish pond to add a tranquil feeling to the garden.

Front Garden - The area to the front of the property is very generous and predominantly laid to lawn. The boundary is surrounded by wooden panel fencing and mature hedging. The driveway allows parking for several cars with a path to front door.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains gas, electricity, drainage and water are connected to the property.

Local Authority: Basingstoke & Deane Borough Council on: 01256 844844

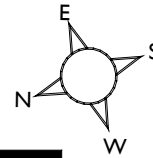
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: From Newbury as you approach the roundabout on the edge of the village of Kingsclere proceed straight over continuing on the A339. After half a mile take the next turning right into Kingsclere and continue following the road round to the right then left at The George & Horn public house. Take the first left turn onto Basingstoke Road where Rosedene can be found on your right hand side.



42, George Street, Kingsclere, Newbury, Hampshire
 Approximate Gross Internal Area
 Main House = 173 Sq M/1862 Sq Ft
 Outbuilding = 16 Sq M/172 Sq Ft
 Total = 189 Sq M/2034 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		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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