



BRAMBLES

Guide Price £1,395,000

Carter Jonas

BRAMBLES FOX'S LANE KINGSCLERE RG20 5QD

- Newbury and Newbury station 8 miles
- Basingstoke and Basingstoke station 10 miles
- M4 (J13) 12 miles M3 10 miles

Reception hall · cloakroom · drawing room · kitchen/ breakfast room · utility room · principal bedroom with dressing room and ensuite shower room · 2 further double bedrooms both with en suites · office area/nursery · electric gate · double garage with storage above and adjoining office with WC · car port · driveway with plenty of parking · established and private south facing garden · stunning views · Energy Rating B

SITUATION

Brambles sits in an enviable and elevated position on the outskirts of the village and has stunning south facing views towards White Hill. 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. For more recreational amenities horse racing can be found at Newbury and Salisbury, golf at Sandford Springs and fishing on the Kennet, Test, Anton and other chalk streams. The village is surrounded by attractive countryside which provides good walking and riding, including the renowned Watership Down, which Brambles overlooks. Communications from here are good both by road and rail, and there is a regular bus service into both Newbury and Basingstoke. The well-regarded Cheam School is close by and there are many other excellent Independent Schools in the area including Elstree, Horris Hill, St Gabriel's, Downe House, Winchester College, St Swithuns and Radley College to name but a few.

AN IMMACULATELY PRESENTED, HIGHLY ENERGY EFFICIENT HOME, WITH DOUBLE GARAGE, CAR PORT AND BEAUTIFUL SOUTH FACING GARDEN AFFORDING STUNNING, FAR REACHING VIEWS OVER THE LOCAL COUNTRYSIDE AND LOCATED IN THIS MUCH SOUGHT AFTER VILLAGE BETWEEN NEWBURY AND BASINGSTOKE.



DESCRIPTION

Brambles is a beautifully presented detached house completed in approximately 2020 and offers all the mod cons you would expect of a house of this era. Offering spacious and flexible accommodation it briefly comprises a welcoming entrance hall, with WC cloakroom off, a substantial drawing room with fireplace and a most impressive kitchen/breakfast room with large breakfast bar, ample space for a dining room table and seating area, perfect for overlooking the garden and enjoying the lovely view. The bedroom accommodation is split with a principal bedroom, luxury en suite shower room and dressing room on the ground floor and upstairs there are two further double bedrooms, both with en suite facilities, with one having a further office area/potential nursery.

OUTSIDE

Approached via an electric 5 bar gate, there is a large driveway with access to the carport and garage. Attached to the garage there is a useful office complete with WC. To the south side of the house there is a very well tended garden with an abundance of shrubs and flowers. Adjacent to the property there is an expansive and very private terrace perfect for al fresco dining.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating with underfloor heating throughout. Sewage treatment plant. Solar panels.

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 5QD



BRAMBLES, FOX'S LANE, KINGSCLERE, NEWBURY

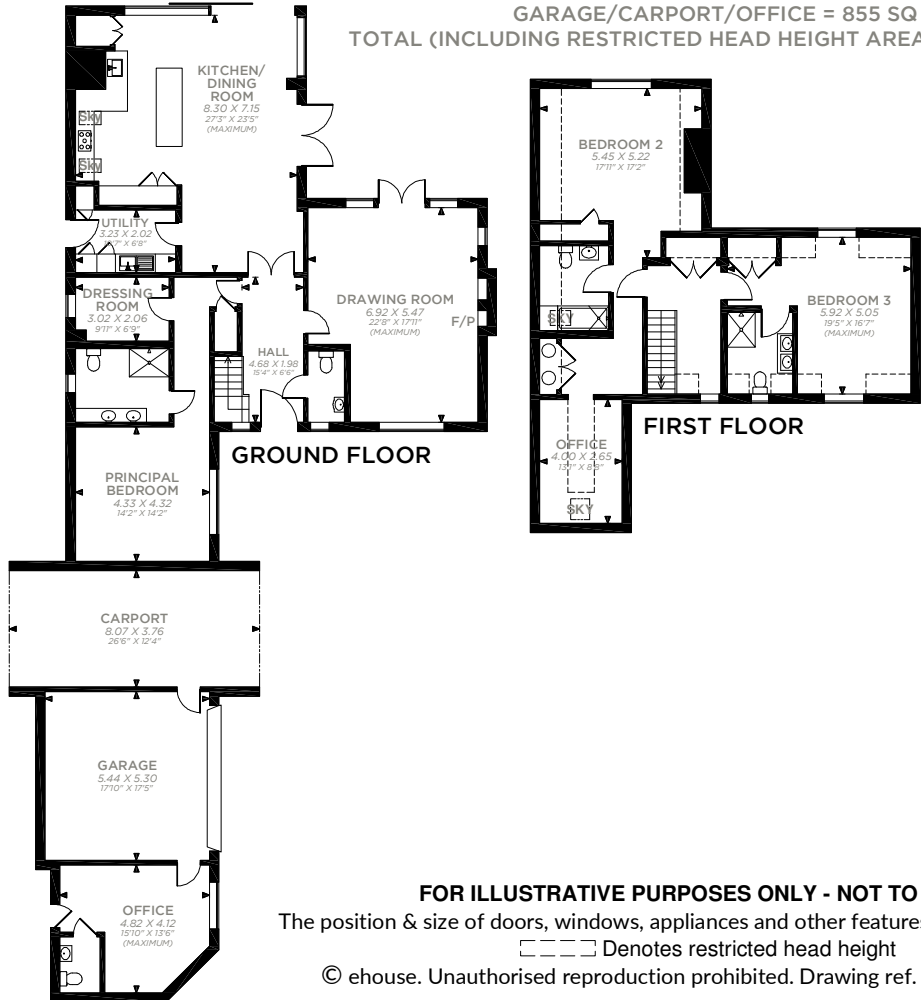
APPROXIMATE GROSS INTERNAL AREA

MAIN HOUSE = 2,400 SQ FT / 223 SQ M

RESTRICTED HEAD HEIGHT AREAS (NOT INCLUDED IN MAIN HOUSE GIA) = 278 SQ FT / 26 SQ M

GARAGE/CARPORT/OFFICE = 855 SQ FT / 79 SQ M

TOTAL (INCLUDING RESTRICTED HEAD HEIGHT AREAS) = 3,533 SQ FT / 328 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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