



POPPY COTTAGE
Guide Price £350,000

Carter Jonas

POPPY COTTAGE 13 SWAN STREET KINGSLERE RG20 5PP

- Newbury town and mainline station 9 miles
- Basingstoke town and mainline station 9 miles
- Overton mainline station approximately 5 miles
- M4 (J13) 12 miles, M3 9.5 miles

Entrance porch · living room · fitted kitchen · garden room
· 2 bedrooms · re-fitted bathroom · pretty rear garden ·
driveway with parking for 2 cars · double-glazing · BT Fibre
to the property · Energy Rating E

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, chemist, 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

Poppy Cottage is a charming, detached property believed to have been built in the 1850's and further extended approximately 10 years ago. On approaching the property there is an entrance porch with front door leading into a spacious double fronted living room full of natural light. A feature open fireplace with exposed beams to the ceiling adds charm and character. The living room leads through into a smart fitted Neptune kitchen with tiled floor and a range of eye and base level units.

TUCKED AWAY AND LOCATED IN THE HEART OF THE VILLAGE IS THIS CHARMING TWO BEDROOM DETACHED COTTAGE PRESENTED IN BEAUTIFUL CONDITION AND WITH THE BENEFIT OF OFF STREET PARKING TO THE REAR.



There is plumbing for a dishwasher and washing machine, a built-in double oven and warming drawer, hob and extractor hood. A step up leads to the garden room which offers additional entertaining space/ dining room area. This room has a low-level masonry built construction with aluminium double glazed windows, fitted electric roof blinds and door leading out to the rear courtyard garden. Stairs lead from the kitchen to the first floor landing where there is a principal bedroom with two sets of built-in cupboards and exposed beams to the ceiling and a second double bedroom with storage. Completing the accommodation is a beautifully refitted bathroom consisting of a panel bath with ceiling rain shower, low level WC and wash hand basin.

OUTSIDE

There is a south-east facing courtyard garden which offers a high degree of privacy and is laid to patio with flower and shrub borders. There is a garden shed with power and light connected. The garden is enclosed by a brick wall with wooden panel fencing and steps leading out to your own private driveway which provides parking for two cars.

Parking for the property can be found by driving up Anchor Road, off Swan Street, turning right into St. Mary's Road and just where it opens into Brimley Hill Court. A gravel drive can be found on the right hand side being double width in size.

PLEASE NOTE: There is only pedestrian access to the front of the property from the High Street and that parking to the property is found to the rear.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas, electricity, mains drainage and water are connected to the property

Local Authority: Basingstoke & Deane Borough Council

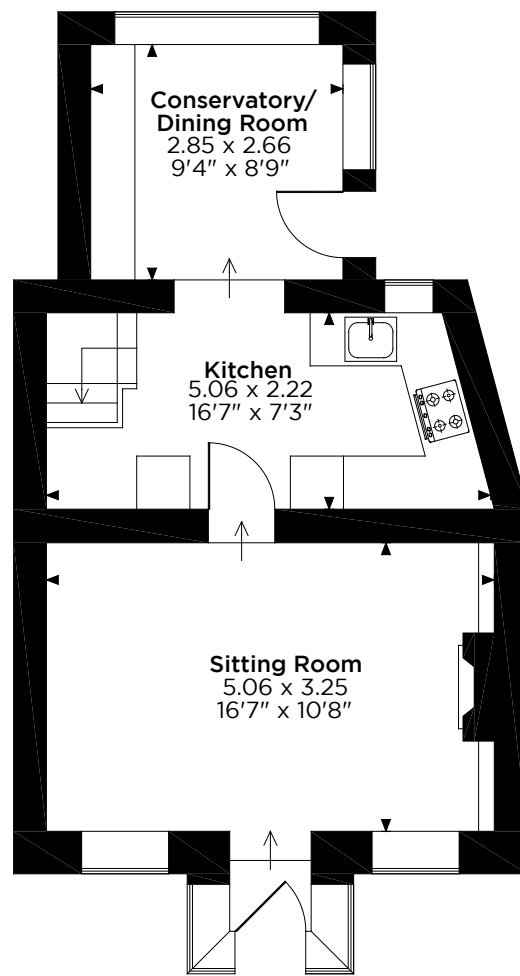
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 5PP

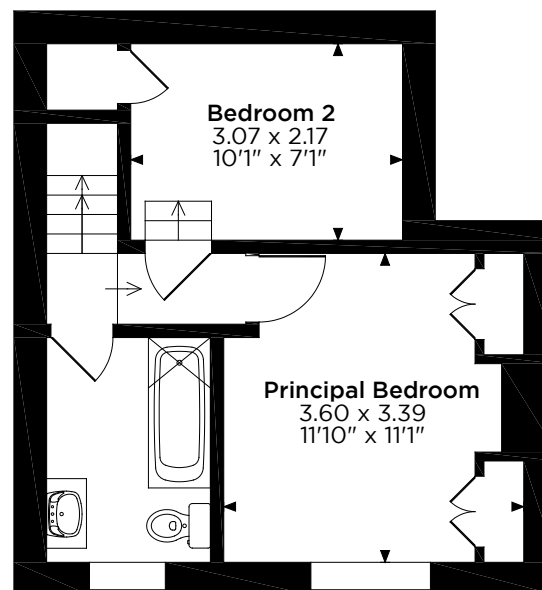
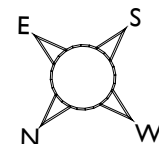


13 Swan Street, Kingsclere, Newbury, Hampshire
Approximate Gross Internal Area
67 Sq M/721 Sq Ft



Ground 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.



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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