



**11 KING JOHN ROAD**

Guide Price £690,000

**Carter Jonas**

## 11 KING JOHN ROAD KINGSCLERE RG20 5NJ

- Newbury town and mainline station to Paddington 8 miles
- Basingstoke town and mainline station to Waterloo 7 miles
- M4, M3 and A34 road routes

Large entrance hall · cloakroom · double aspect sitting room · sizeable home office/study · impressive kitchen/diner with centre island and bifold doors · utility room · 4 generous bedrooms including a 20 ft principal bedroom with ensuite and second guest bedroom with ensuite · luxurious family bathroom with shower and bath · generous block paved driveway with plenty of parking · quiet cul-de-sac location · fully enclosed lawned garden and lovely private artificial grass alfresco area · underfloor heating · double-glazing · solar and electric car charging · water softener · Energy Rating C

### SITUATION

Kingsclere is an attractive, extremely desirable 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

This attractive well situated family house has been beautifully maintained and much improved by the current owners. The accommodation flows nicely with a large entrance hall giving access to a home office, cloakroom and with double doors to a double aspect sitting room

**AN IMPRESSIVE EXTENDED 4 BEDROOM DETACHED FAMILY HOME SET IN A QUIET CUL-DE-SAC LOCATION WITHIN THIS VERY DESIRABLE VILLAGE OFFERING A LUXURIOUS HIGH-QUALITY FINISH. THE PROPERTY BENEFITS FROM 3 RECEPTION AREAS INCLUDING A FANTASTIC KITCHEN/DINER, 4 GENEROUS BEDROOMS (2 WITH ENSUITE), LARGE DRIVE AND GARDENS TO A SOUTH WESTERLY ASPECT.**



and into the stunning kitchen/diner. Truly the heart of the house the beautifully fitted kitchen offers good quality built in appliances and a hidden oak secret pantry. A centre island gives separation to a dining and relaxing area with bifold doors opening to the rear alfresco area, in all, a wonderful area for the family to gather. There is also a useful utility off the kitchen with a side door to the gardens. Upstairs the feeling of light space and quality continues, with 4 generous bedrooms including a 20 ft principal with en suite shower room, second guest bedroom with ensuite, and large luxurious family bathroom incorporating an airing cupboard and separate shower.

### **OUTSIDE**

The house is accessed via a generous block paved driveway with ample parking and electric car charging. Side access to the rear garden is provided by a wood gate. The gardens surround the house nicely giving good privacy with an area of level lawn and a smart artificial grass area running across the back of the house accessed from those bi fold doors in the kitchen giving a lovely space for outside dinging and relaxing.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

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

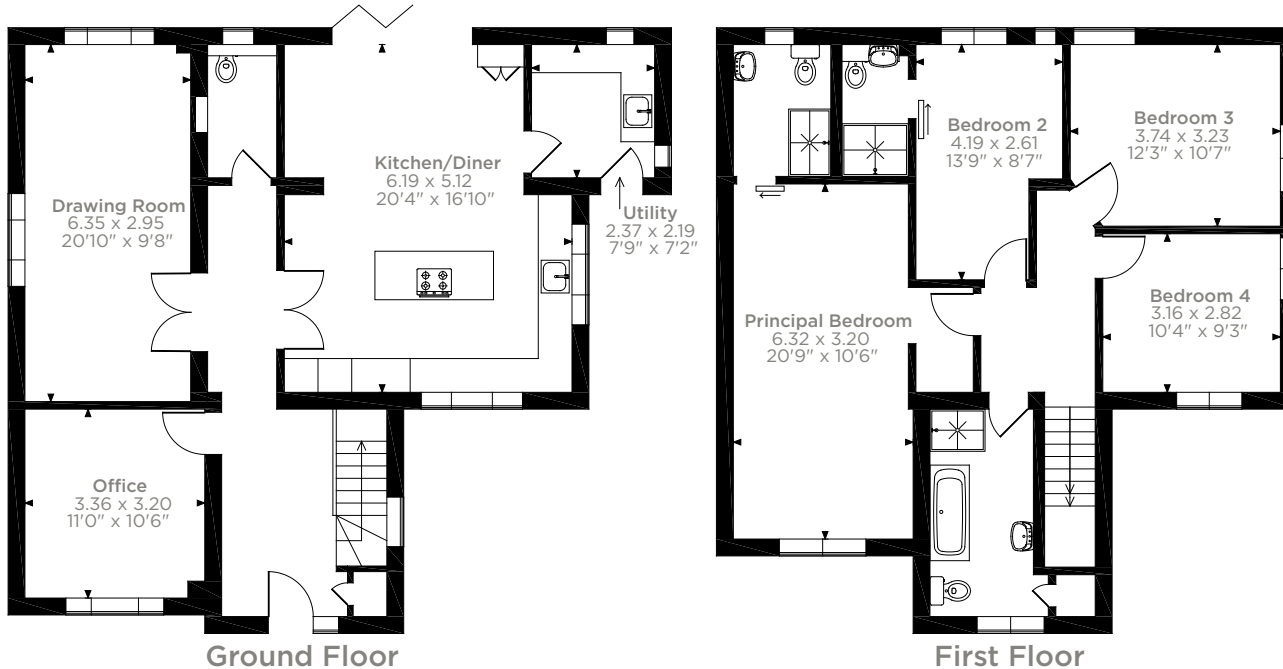
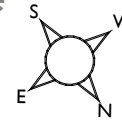
**Local Authority:** Basingstoke & Deane Borough Council

**Council Tax:** Band E

**Viewing:** By prior appointment through the Newbury office



11, King John Road, Kingsclere, Newbury, Hampshire  
 Approximate Gross Internal Area  
 169 Sq M/1819 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		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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