



12 PHOENIX COURT

Guide Price £465,000

Carter Jonas

12 PHOENIX COURT KINGSCLERE RG20 5PH

- Newbury town and mainline station (Paddington) 7 miles
- Basingstoke town and mainline station (Waterloo) 7 miles
- A34 and M4 in easy reach

High quality and characterful village house · 3 double bedrooms including a principal suite with fantastic shower room · entrance area with storage · impressive open plan sitting/kitchen with modern electric Aga · private parking · lovely enclosed garden · available chain free · great village location · Council Tax Band C · Energy Rating D

SITUATION

12 Phoenix Court benefits from a central location within the highly regarded village of Kingsclere and has views across the road to the church and its grounds, it is also adjacent to the excellent selection of local shops and facilities within the village. An awarding winning village with a real sense of pride and community lying just off the A339 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

The front entrance to the house is behind a secure gated opening onto George Street, the entrance hall offers built in furniture and a useful understairs store cupboard. This opens to a fantastic living area with large windows with fitted shutters, attractive coving and high ceilings giving a feeling of light and space here and throughout the

A CHARACTERFUL AND BEAUTIFULLY PRESENTED 3 BEDROOM VILLAGE HOUSE WITH OPEN PLAN LIVING AREA AND IMPRESSIVE KITCHEN. WELL LOCATED IN THE CENTRE OF THIS HIGHLY SOUGHT AFTER VILLAGE WITH EXCELLENT FACILITIES. THE PROPERTY ALSO BENEFITS FROM A SMART GARDEN AND PRIVATE PARKING. AVAILABLE CHAIN FREE.



property. The living area opens to a luxurious fitted kitchen, with breakfast bar area separating. The kitchen offers excellent storage, good quality built in appliances and a smart electric Aga which can be timer set for easy use. A rear door gives access into the garden. Upstairs the feeling of quality and space continues with 3 large bedrooms including a lovely principal suite with shower room and a main bathroom. The house has been much improved and beautifully maintained by the current owner and now offers a ready to use, high quality home available chain free.

OUTSIDE

The rear garden is fully enclosed with a side gate for useful access. A patio leads from the back of the house to a further gravelled planting area and well tended and low maintenance. There is private parking at the rear of the house and areas of visitor parking too.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

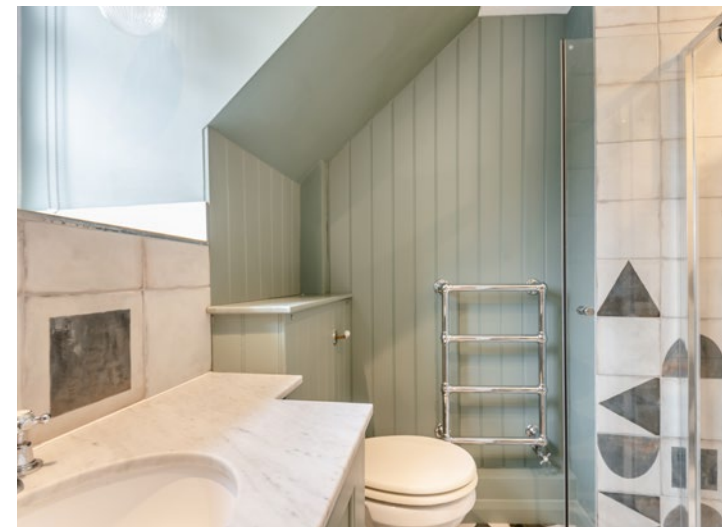
There is a service charge of £150 per annum as a contribution to the external upkeep of Phoenix Court.

Local Authority: Basingstoke & Deane Borough Council

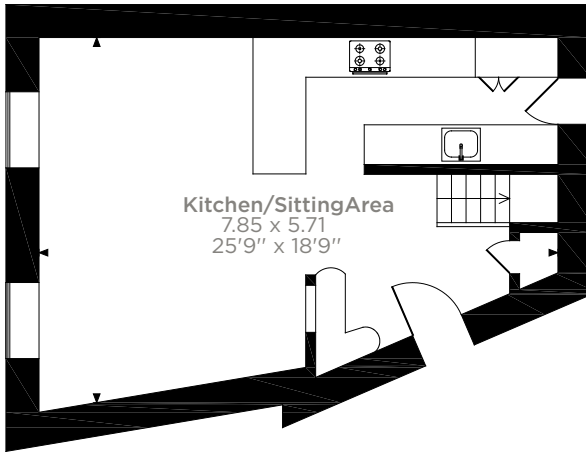
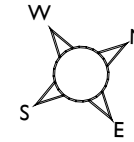
Council Tax: Band C

Viewing: By prior appointment through the Newbury office
01635 263010

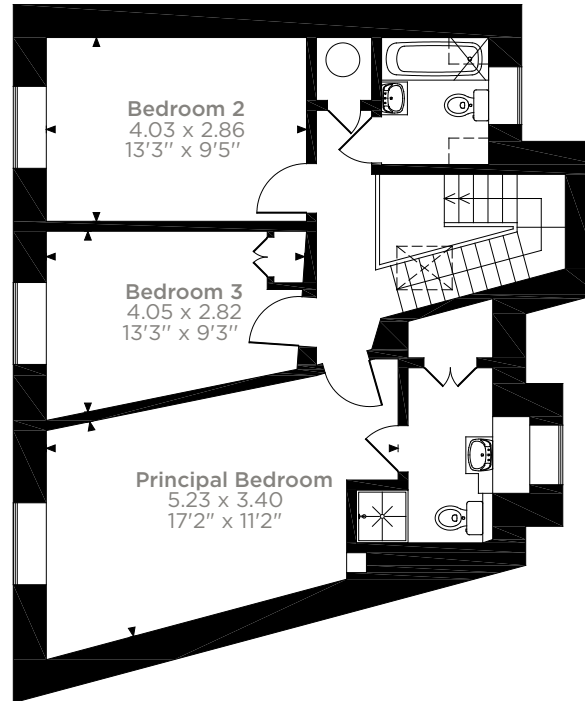
Directions: Please use postcode RG20 5PH



12, Phoenix Court, Kingsclere, Newbury, Hampshire
 Approximate Gross Internal Area
 97 Sq M/1044 Sq Ft



Ground Floor



First 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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