



FREEHOLD GUIDE PRICE

£510,000

6 Ash Grove

Newbury RG20 5RF



**** No onward chain ****

A lovely home in this sought-after village, benefitting from a beautiful rear garden, garage with sun terrace, pond and driveway parking.

- Popular village location
- Reception room with log burner
- Two further reception rooms
- Lovely re-fitted kitchen
- Four generous bedrooms
- Re-fitted shower room
- Bathroom
- Driveway parking
- Beautiful well-stocked garden
- Abundance of sheds/garden rooms
- Garden pond



SITUATION

Kingsclere is a pretty village between Basingstoke & Newbury and offers a charming village centre, as well as independent shops and a well-regarded primary school. This sought-after village benefits from a convenience store, public houses, chemist and hairdresser, as well as a post office and excellent access to open countryside. Further comprehensive facilities are available at Newbury and Basingstoke which both have railway stations on a direct line to London. Road links are also good with the A339 giving access to the M4 motorway via Newbury and the M3 via Basingstoke.

DESCRIPTION

This charming semi-detached home is set in a quiet road in a delightful village location. The property boasts three reception rooms, comprising a formal sitting room, a well-equipped re-fitted kitchen, leading into the garden room, which stretches the whole width of the property. There is also a lovely living room, with log burner. There are two double bedrooms and a smart re-fitted shower room, also on the ground floor. On the first floor, there are two further bedrooms and a bathroom, with plenty of storage.





OUTSIDE

To the front of the property, there is a well-tended lawned garden with attractive flower and shrub borders. There is a large driveway which extends down the side of the house, providing plenty of parking and allowing access to the garage. The rear garden is an absolute delight and is a real feature of the property. The beautifully manicured lawned gardens lead to a lovely fish pond and a sundeck, with power and light, which is an ideal area for entertaining.

SERVICES & MATERIAL INFORMATION

All mains services are connected.

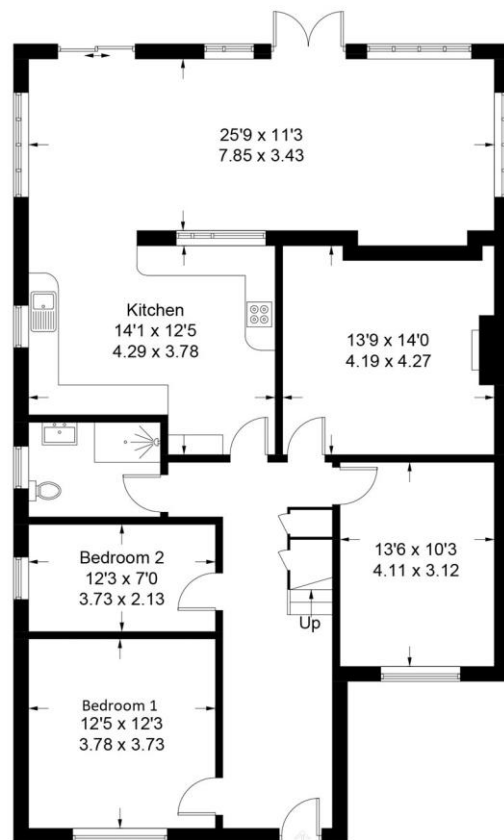
Council tax band: D

Energy efficiency rating: D

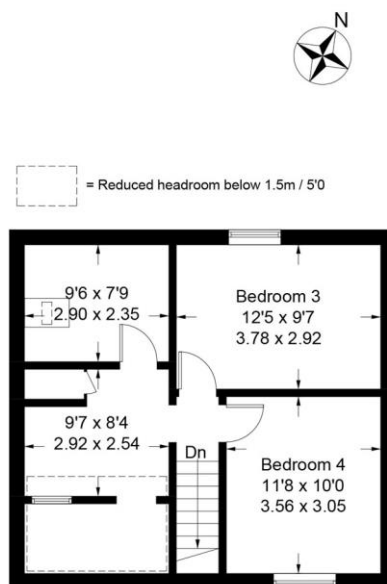


6 Ash Grove

Approximate Gross Internal Area = 181.7 sq m / 1956 sq ft



Ground Floor



First Floor



DIRECTIONS

From our office, proceed south out of the town and upon joining the A339, follow the lanes signposted Basingstoke. At the Newtown junction, turn left and proceed for approximately 5 miles. Enter the village of Kingsclere and at the first roundabout, proceed straight. At the crossroads, turn right towards the centre of the village and take the 2nd right turn into Love Lane, which leads directly into Ash Grove. Number 6 is on the right.



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