



Link Road

Cricketts

Link Road, Kingsclere, Newbury, RG20 5RX

£415,000



#### DESCRIPTION

An attractive three bedroom semi detached family home built approx. 1950's set in a large garden which offers a degree of privacy. Situated in the popular village of Kingsclere with good access to the M3 motorway and is 7 miles in either direction of Newbury and Basingstoke.

**INTERNAL VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN.**

The property has excellent potential to extend subject to the necessary planning consents. The accommodation is spacious and comprises:- reception hallway, downstairs cloakroom, Kitchen, utility room, lounge/dining room and conservatory. On the first floor there are three good sized bedrooms and a family shower room.

The property is accessed via a personal pathway leading to the front entrance door. Driveway parking for several cars. Double garage.

There is a lovely mature garden to the rear with patio where one can enjoy alfresco dining. Lawn which is fully enclosed by mature shrubs. Gated side access to the front.

- 🏠 Entrance hall with WC
- 🏠 Kitchen
- 🏠 Utility room
- 🏠 Spacious lounge with wood burning stove
- 🏠 Conservatory
- 🏠 Master bedroom
- 🏠 Two further bedrooms with built in cupboards
- 🏠 Shower room
- 🏠 Double garage
- 🏠 Driveway parking
- 🏠 Fully enclosed rear garden
- 🏠 Private front garden
- 🏠 Council tax band C

## Directions

Proceed south out of Newbury on the A339 for approximately 7/8 miles proceed over the roundabout at Kingsclere and take the next turning of the right into Love Lane. Take the second turning on the left into South Road and proceed for a short distance and take the 2nd on the right into Link road and the property will be found on the right.

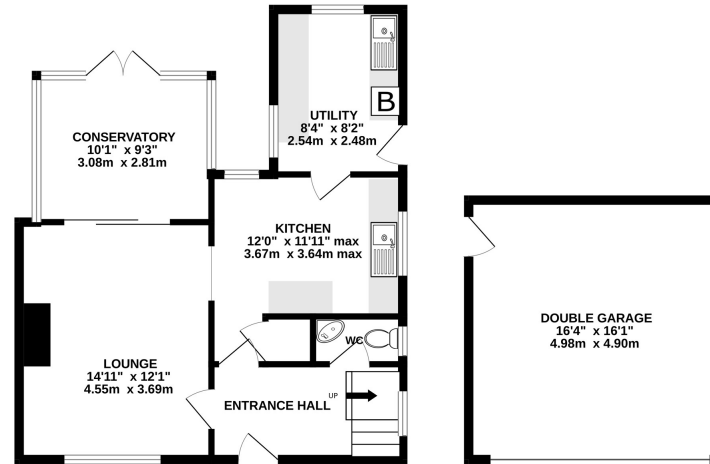
## Local Information

Kingsclere is a great community which benefits from a long-established, friendly village culture with many local organisations and volunteer groups. Much of the village is a designated conservation area with 68 listed buildings plus 38 more throughout the remainder of the Parish, which are listed as being of Special or Architectural or Historical Interest. The village boasts its own library, fire station, police station, three churches, health centre and primary school along with a comprehensive range of shops. There are also three wonderful old inns and an Italian restaurant patronised by Lord Lloyd Webber (who lives close by on the Sydmonton Estate). Other local facilities include the village club, the Holding field and the Fieldgate Centre which lies on the outskirts of the village and adjoins the rugby and football grounds.

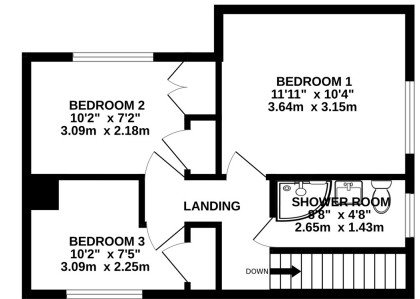
The village also has an extensive network of green lanes and paths, glades and the Kingsclere stream. Treasured areas known by the villagers, such as 'the rec.', 'the ducks' and 'shepherds steps' are usually overlooked by the casual visitor, but add greatly to village life.

Kingsclere is on the Hampshire/Berkshire border and is surrounded by beautiful countryside. It is equidistant from the towns of Newbury and Basingstoke and lies close to the A339 with an hourly bus service to both. Each has mainline stations providing direct access to London. Newbury goes into Paddington, and Basingstoke serves Waterloo. The nearest local station is at Overton.

GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452

