



**Brunsdan**  
ASSOCIATES 

13 WELLMANS MEADOW, KINGSLERE, RG20 5HJ

**Guide Price: £369,950 - Freehold**

**A detached family house with generous rear garden and double garage in this popular Hampshire village.**

Entrance hall, sitting room, dining room, kitchen, utility, cloakroom, master bedroom with en suite shower room, three further bedrooms, family bathroom, detached double garage and gardens.

#### **THE PROPERTY**

13 Wellmans Meadow is a good family house built by Trencherwood in the 1980's. Although perfectly liveable it could now do with some updating and could be extended (subject to planning consent) and has great potential to create a wonderful home. The attractive double aspect sitting room has a wood burning stove and there is a separate dining room, kitchen, utility room and cloakroom. The first floor has four bedrooms, one en suite and a family bathroom.

#### **OUTSIDE**

The property has lawn to the front and parking in front of the double garage. A gated side access leads to the large rear garden. This is mostly laid to lawn with mature trees, shrubs and flower beds. There is a decked area outside the sitting room patio doors.

#### **LOCATION**

Kingsclere is a well regarded village situated between Newbury and Basingstoke, with a good range of everyday facilities including a health centre, Primary School, Post Office, shops and pub/restaurants. Access to rail networks are from Newbury (about 7 miles) to Paddington c. 55 minutes or Basingstoke (about 8 miles) to Waterloo c. 1 hour. Access to the M3 (J6) is also in Basingstoke and the M4(J13) is accessible from the A34 at Tot Hill (about 10 minutes drive).

#### **DIRECTIONS**

From Newbury take the A339 towards Basingstoke. After 'Nelsons Diner' on your left, turn right at the roundabout into Newbury Road and take the first right into Wellmans Meadow. Follow the road to the end where number 13 is in front of you.

#### **COUNCIL TAX**

We have been informed that the property is in Band F with tax payable of £1,994.66 for the period 2011/2012.

#### **SERVICES**

Electricity, mains water and drainage and gas central heating.

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdon Associates.

**01635 255501**

**property@brunsden.com**

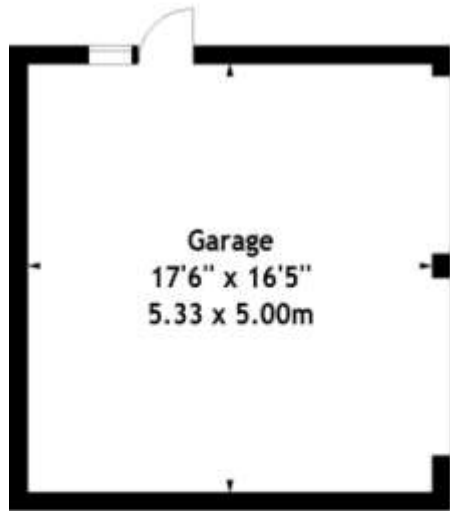
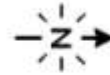
**www.brunsdon.com**

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.

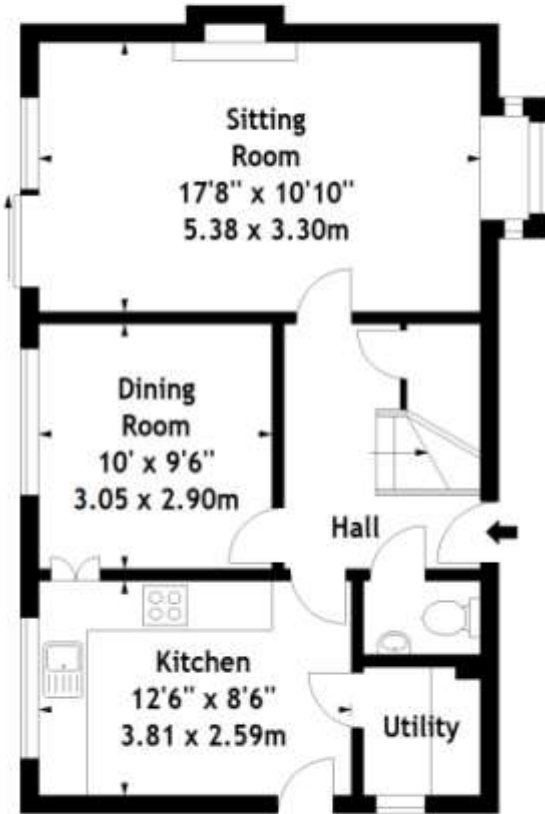


Wellmans Meadow,  
Kingsclere,  
Approx. Gross Internal Area  
1118 Sq Ft - 103.86 Sq M

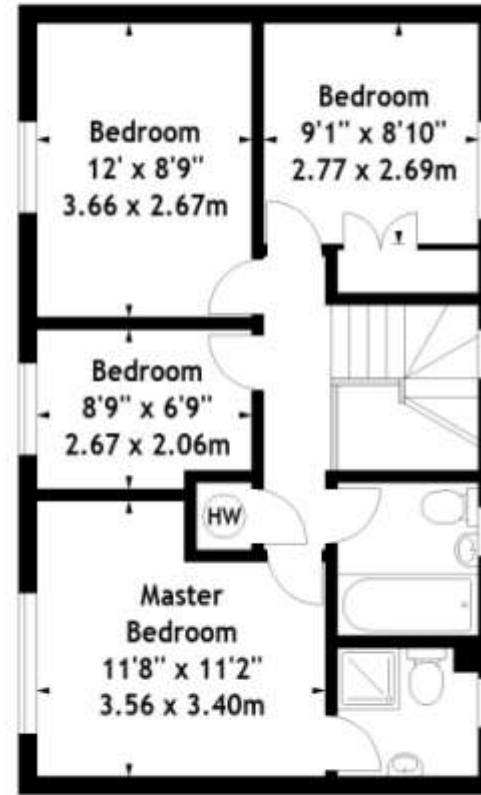
Garage  
Approx. Gross Internal Area  
289 Sq Ft - 26.85 Sq M



Ground Floor



Ground Floor



First Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only and is not to scale.  
Supplied Exclusively for Brunsdens in 2012  
Photographs \* Floorplans \* EPCs  
www.digihouse.net

Energy Efficiency Rating		
	Current	Potential
Energy Efficiency Rating Scale (A-G)		
A		
B		
C	69	69
D		
E		
F		
G		
England & Wales EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Environmental Impact Rating Scale (A-G)		
A		
B		
C	73	73
D		
E		
F		
G		
England & Wales EU Directive 2002/91/EC		