



## 37 Swan Street RG20 5PR

**A charming grade II listed cottage set in the heart of Kingsclere with a generous rear garden.**

Inside, the property offers a bright and spacious living room with a sash window and a feature log burner, and a kitchen/diner with plenty of storage and worktop space. There is a good-sized family bathroom with neutral tiling and a heated towel rail, plus a utility room for appliances. A study, which can also be used as a dining room, enjoys views over the garden.

Upstairs, there are two double bedrooms. The main bedroom includes a feature fireplace. The upstairs lavatory with access from both bedrooms has exposed beams and additional storage.

The rear garden is large and well-kept, with a decked area accessed from the study/dining room, lawned areas and rear access.

The property is connected to all mains and operates on gas central heating.

Superfast broadband available with no known mobile connectivity issues.

West Berkshire Council tax band: D  
EPC: D



**Winkworth**



## AT A GLANCE

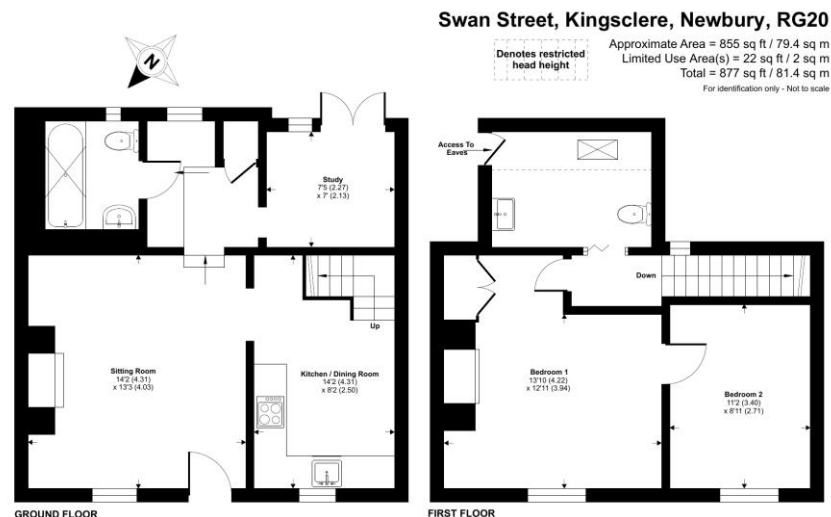
Grade II listed  
Living Room  
Kitchen  
Utility Space  
Family Bathroom  
Two Bedrooms  
En-suite  
Garden

## UTILITIES

Mains Electric  
Mains Gas  
Mains Water  
Mains Drainage

## SITUATION

Kingsclere is a popular village between Basingstoke and Newbury, with a range of local amenities including independent shops, a convenience store, post office, pubs, a chemist, a hairdresser, and a well-regarded primary school. The surrounding countryside is easily accessible, and both Newbury and Basingstoke offer wider facilities along with rail services to London. The village also has good road links, with the A339 providing access to the M4 via Newbury and the M3 via Basingstoke.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richwcom 2025. Produced for Winkworth. REF: 1360733

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