



# DUKE HOUSE

NEWBURY ROAD, KINGSCLERE, RG20 4SY

**\*\*NO ONWARD CHAIN\*\*** A substantial detached bungalow situated within 0.7 acres, offering a double garage, heated swimming pool, solar panels and an annex.

The property spans across 2600ft<sup>2</sup> and provides a fantastic living space. The dining/ living room offers a semi open plan space with an exposed brick wall and feature log burner. From the dining room you have access into the conservatory, providing incredible views across the stunning gardens. The kitchen is fitted with modern white cabinets, offering plenty of storage.

Down the hall are 3/4 bedrooms. The master bedroom benefits from an ensuite with walk in shower, built in storage and sliding doors onto the pool area. Bedroom two and three overlook the surrounding woodland, with bedroom two offering built in storage. There are two offices that could be used as further bedrooms. The family bathroom consists of a shower over the bath, w/c and washbasin.

The annex is a great space for guests to stay. This space offers an open bedroom/living room, kitchen and bathroom.

To the front is a large paved driveway with the double garage directly opposite, a small walk from the property. The large feature pond, which is surrounded with rockery features a 'stepping stone' path across, with mature shrubs bordering. To the rear is the south-westerly facing garden consisting of various areas. There is a walled garden with brick archways, a large patio area and beautiful flowers surrounding the heated swimming pool. There is a pool house housing the air source heat pump. The rest of the garden is mainly laid to lawn and wraps around the entirety of the home. The garden consists of various flowers, mature shrubs and raised beds for home grown vegetables.



**Winkworth**



## AT A GLANCE

- 2658ft<sup>2</sup> / 246 m<sup>2</sup>
- **\*\*NO ONWARD CHAIN\*\***
- Double Garage
- 0.7 Acre Plot
- South-West Garden
- Four Bedrooms
- Three Bathrooms
- Self-Contained Annex
- Views Over Fields
- Heated Swimming Pool
- Solar Panels

## UTILITIES

The property operates on oil fired central heating, but with the benefit of the solar panels providing the hot water all year round. The pool is heated via an air source heat pump and two further heaters that use the solar energy during the summer months. In winter the house benefits from a storage heater in the lounge and fan heater in the hallway. There is superfast broadband available in the area. Some suppliers offer limited mobile coverage, please check with your provider.

EPC - B  
Basingstoke and Dene Council Tax Band – G

## SITUATION

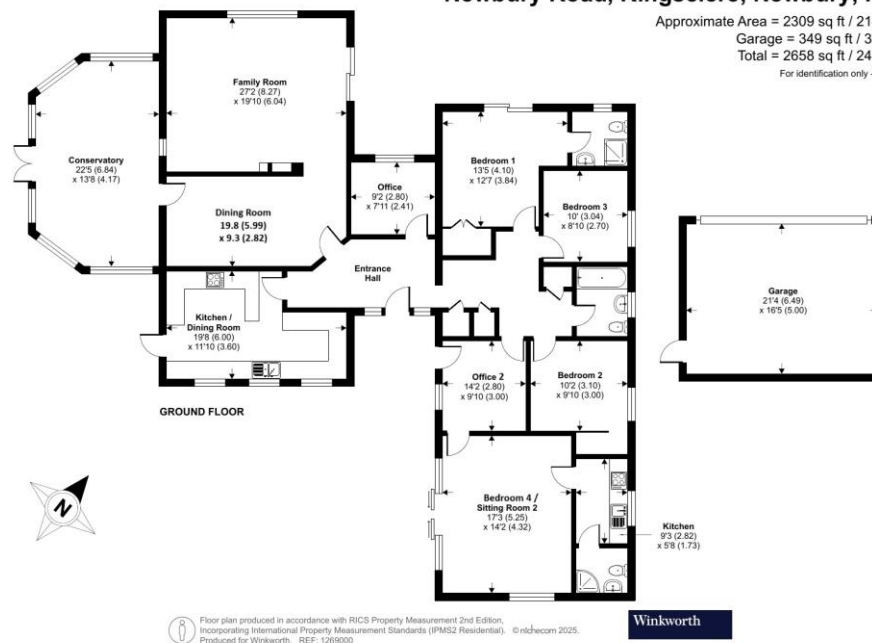
Kingsclere is a charming Hampshire village with excellent transport links to Newbury, Basingstoke, and the M3, as well as nearby rail services to London. Kingsclere features a vibrant local community, and essential amenities including shops, pubs, a primary school, and a doctor's surgery.

## DIRECTIONS

What3words///bills.cyber.ambient

## Newbury Road, Kingsclere, Newbury, RG20

Approximate Area = 2309 sq ft / 214.5 sq m  
Garage = 349 sq ft / 32.4 sq m  
Total = 2658 sq ft / 246.9 sq m  
For identification only - Not to scale



## Newbury Office

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# Winkworth

See things differently.