

## Property Details

### TO LET

A 4 Bed roomed modern home tucked away in the picturesque village of Kingsclere,

**Price:** £1375 PCM  
**Ref:** WBPYCL51375  
**Location:** Kingsclere

**Viewings are strongly recommended**

### Why sell with us?

- 1 We are local, personal and passionate about what we do
- 2 We provide a unique, full service offering, all under one roof
- 3 We don't just advertise your home, we aim to sell it!
- 4 We have 20 years experience dealing with property sales and finance
- 5 Fair pricing and no hidden costs



We would like to express how delighted we are with our first home as newly weds.

We cannot recommend WestBerks Properties enough and have been ever since we moved to our friends & family.

We really can't fault the WestBerks Properties team. They are approachable, helpful and thoughtful.

Mr & Mrs D D'Cruz

Kingsclere is a large village and civil parish in the county of Hampshire, and is located near to Watership Down, the setting of Richard Adams' 1972 novel Watership Down. (Source: [Wikipedia](#))

This modern home is situated within walking distance of the picturesque village of Kingsclere which has a local butchers, florists, convenience stores and several inviting pubs. The property is tucked away in a quiet close and comprises of entrance hall, cloakroom, newly fitted kitchen and good size living / dining room. There are four good sized bedrooms upstairs and an updated bathroom with power shower (not tested).

The property has been much improved and is in a great location, and benefits from gas central heating, UPVC double glazing, with good sized garden, and off street parking for two average sized cars, garage and conservatory.

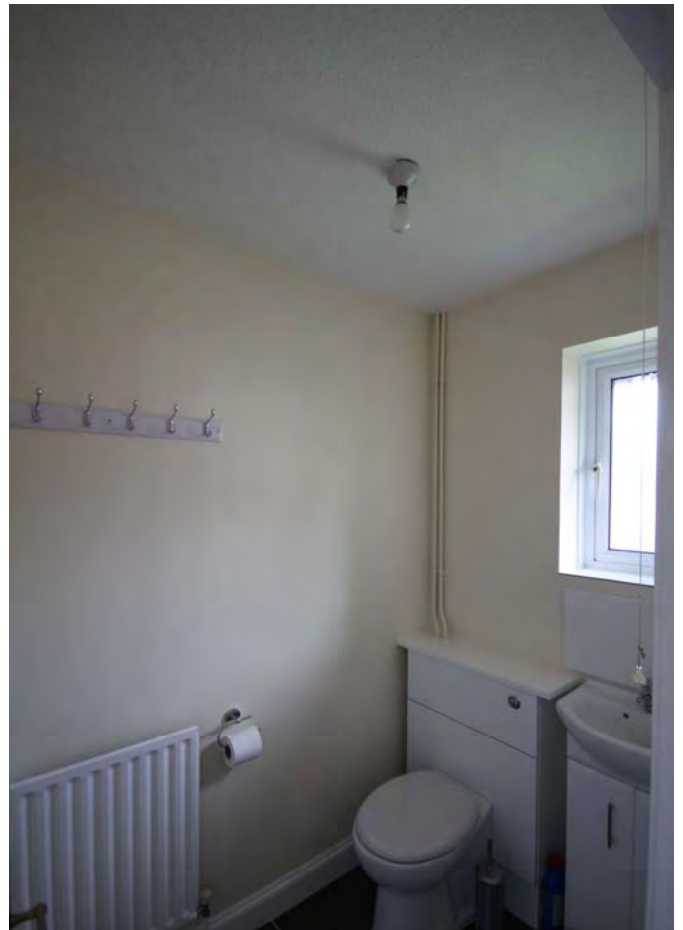
Tucked away from the main hustle and bustle, but close enough to walk to the town centre, Kingsclere has several places of interest and has good access to A339, Newbury, Basingstoke, M4 and A4.

NO DSS

LONG TERM LET

**Viewings are highly recommended and can be arranged by contacting WestBerks Properties letting agents on [01635 871087](tel:01635871087) or [info@westberksproperties.co.uk](mailto:info@westberksproperties.co.uk)**

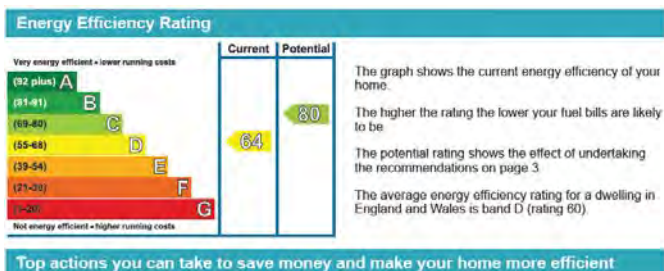




Rear Garden



Rear Garden



Top actions you can take to save money and make your home more efficient

**Summary of this home's energy performance related features**

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, insulated (assumed)	★★★★☆
Roof	Pitched, 75 mm loft insulation	★☆☆☆☆
Floor	Solid, no insulation (assumed)	—
Windows	Fully double glazed	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 42% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 205 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of



**Bathroom**



**Kitchen**



**Lounge / Dining**



**Conservatory**





**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**