



Orchard Cottage

Craven Road, Inkpen, Hungerford, Berkshire, RG17 9DZ





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Guide £795,000

A fabulous opportunity to purchase an individual detached property situated in the favoured village of Inkpen.

Description

Standing very nicely within the plot, the property offers great potential to extend, subject to the usual consents, of course, or as a lifestyle opportunity as it is. The accommodation includes good hall space, a sitting room with a woodburner and a conservatory which overlooks the garden. The kitchen has space for a table, an Aga and access to the useful utility room. There is a ground floor bedroom and shower room. On the first floor there are two further bedrooms and a bathroom. Outside there are very nice mature gardens with seating areas, vegetable garden and a pleasant backdrop. There is a detached double garage and a generous gravelled for parking. A viewing is strongly advised to fully appreciate the overall qualities of this very comfortable home.

Inkpen

Inkpen is a village south east of Hungerford with its own 13th century church, village hall, primary school and public houses. There is a railway station at Kintbury, approximately 3 miles away, with service to Newbury, Reading and London (Paddington). The M4 can be joined at junctions 13 or 14.

Directions

From our office turn right down the High Street, first right into Park Street and continue onto the common. Turn right signposted Inkpen. Continue to the village and keep ahead into Craven Road and the property will be found along on the left hand side.

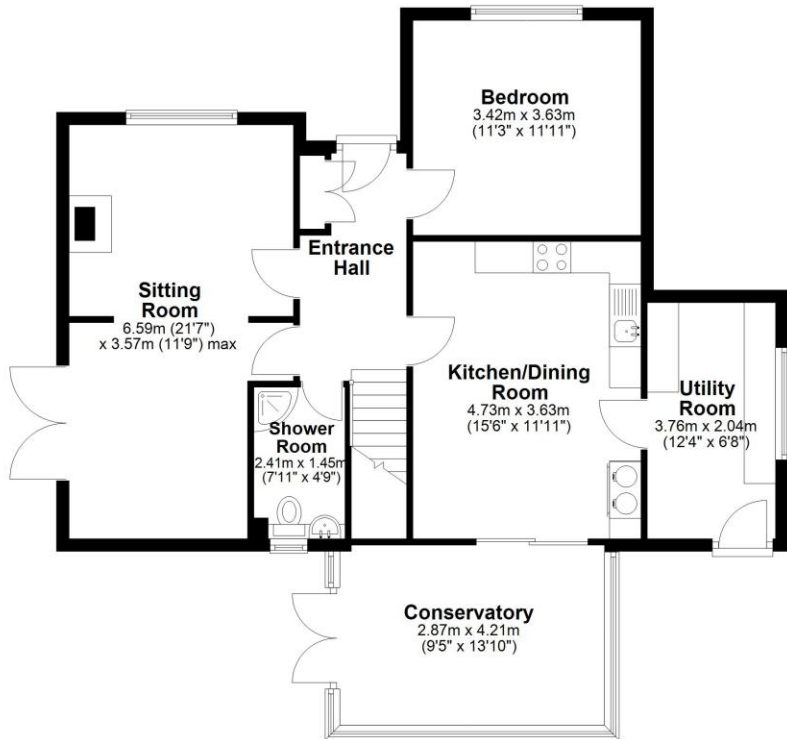


- Porch
- Entrance Hall
- Cloakroom/Shower Room
- Sitting Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Three Bedrooms
- Bathroom
- Double Garage
- Driveway
- Gardens



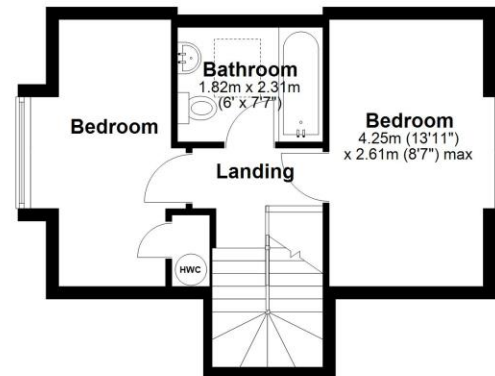
Ground Floor

Approx. 85.7 sq. metres (922.5 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



Total area: approx. 116.4 sq. metres (1252.6 sq. feet)

This floor plan is for illustrative purposes only. Areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch

Entrance Hall

Wood effect flooring. Radiator. Built-in cupboard.

Cloakroom/Shower Room

With a curved shower enclosure, wash hand basin and w.c. Built-in cupboard. Chrome finish heated towel rail. Extractor fan.

Sitting Room

Woodburning stove with a tiled hearth and surround. Wood effect flooring. Radiator. French doors to garden.

Conservatory

A part brick and double glazed construction with doors to the garden.

Kitchen/Breakfast Room

Fitted with a range of 'painted' finish wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Oil fired Aga. Electric cooker point. Plumbing for dishwasher. Appliance space. Space for a table.

Utility Room

With a further range of wall and base units with work surfaces over. Single drainer stainless steel sink unit with a mixer tap. Oil fired boiler for domestic hot water and central heating. Door to garden.

Bedroom 3

Radiator.

Staircase gives access to landing

With good natural light. Access to loft.

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Bedroom 1

Radiator.

Bedroom 2

Radiator.

Bathroom

A white suite comprising twin grip panelled bath with a shower attachment, wash hand basin and w.c. Radiator. Extractor fan.

Double Garage

To the side with twin up and over doors. Door to side. Light and power.

Outside

A five bar gate opens to a generous gravelled driveway providing off road parking for several vehicles, with mature hedging and trees on the boundary. The gardens are laid to grass with well stocked borders, trees and shrubs providing good interest and structure. There is a paved terrace and an area of decking with a pergola and climbers. There is also an area for vegetables with a greenhouse and garden shed. Outside lights and tap.

Services

Mains electricity and water. Private drainage. Septic tank. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

