



# Cherry Bank

3 Forge Close, Kintbury, Berkshire, RG17 9XX





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Guide £850,000

A fabulous detached bungalow occupying a very favourable position in a central yet tucked away spot within the village of Kintbury.

## Description

The property sits nicely in the plot with good frontage, a wide driveway, detached garage with studio and lovely mature garden. The accommodation includes a hall with a cloakroom/shower, a dining room with doors to the garden and a generous sitting room with a woodburning stove. Doors open in to a good sized conservatory which overlooks the rear garden. The kitchen has space for a table and there is also a useful utility room with a door to the garden, ideal for muddy boots etc. There are four well balanced bedrooms, an en-suite shower room and a full family bathroom. A viewing is strongly advised to fully appreciate the overall qualities of this very comfortable home.

## Kintbury

Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, public houses and sports hall. The M4 motorway can be joined at junctions 13 or 14 and there is a rail service to Newbury, Reading and London (Paddington).

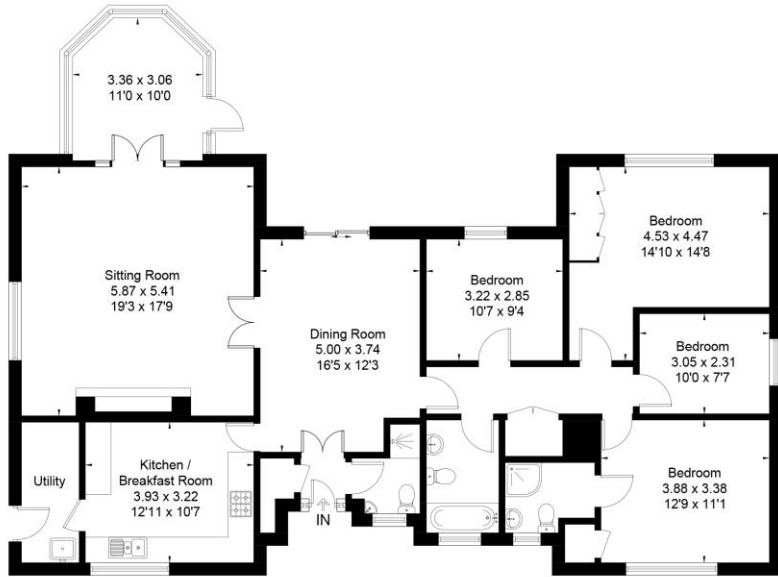
## Directions

From our office turn right down the High Street, first right into Park Street and continue over Hungerford Common to Kintbury. On reaching the village, continue through the centre and Forge Close will be found on the left hand side just after Tweasles Hairdressers. Cherry Bank will be found at the end.

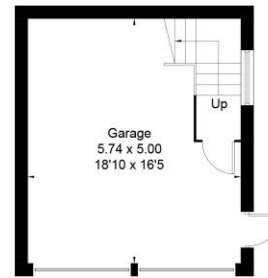
- Entrance Hall
- Shower Room
- Dining Room
- Sitting Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Detached Double Garage with loft room/studio
- Wide Driveway
- Lovely Garden
- Oil Fired Heating



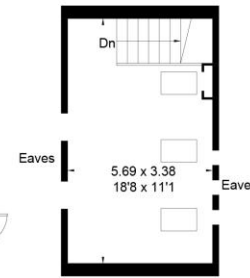
Approximate Floor Area = 153.4 sq m / 1651 sq ft  
 Outbuilding = 48.4 sq m / 521 sq ft (Including Garage)  
 Total = 201.8 sq m / 2172 sq ft



Ground Floor



Outbuilding -Ground Floor  
 (Not Shown In Actual  
 Location / Orientation)



Outbuilding - First Floor



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

Door to:-

#### Entrance Hall

Built-in cupboard.

#### Shower Room

With a tiled shower enclosure, wash hand basin and w.c. Tiled floor and surrounds. Chrome finished heated towel rail.

#### Dining Room

Two radiators. Double glazed patio doors to garden.

#### Sitting Room

Large brick fireplace with a woodburning stove. Fitted shelving. Two radiators. TV aerial point. French doors to:-

#### Conservatory

A part brick and double glazed construction with a glass roof and door to garden. Radiator. Tiled floor.

#### Kitchen/Breakfast Room

Fitted with a range of cream fronted wall and base units with work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap and water softener. Built-in electric oven, ceramic hob and extractor. Plumbing for automatic washing machine. Appliance space. Radiator. Tiled floor. Space for a table.

#### Utility

With a Belfast style sink. Plumbing for automatic washing machine. Appliance space. Radiator. Tiled floor. Oil fired boiler for domestic hot water and central heating. Door to garden.

#### Inner Hall

Airing cupboard with hot water tank and immersion heater. Radiator. Access to loft via ladder.

#### Bedroom 1

Two built-in wardrobes. Radiator.

#### En-Suite Shower Room

Fully tiled with a curved shower enclosure, wash hand basin and w.c. Chrome finished heated towel rail.

#### Bedroom 2

Built-in wardrobes. Radiator.

#### Bedroom 3

Radiator.

#### Bedroom 4

Radiator.

#### Bathroom

Comprising panelled bath with a shower attachment, wash hand basin and w.c. Tiled surrounds. Chrome finished heated towel rail.

#### Detached Double Garage/Studio

With twin metal up and over doors. Light and power. Stairs give access to a loft room/studio with eaves storage and velux windows for good natural light.

#### At the front of the property is

A five bar gate leading to a wide gravelled driveway with well stocked borders, lawned garden and shrubs. Gates to either side. Outside light and tap.

#### At the rear of the property is

A wide paved terrace with low walling and flowerbeds leading to a lawned garden with several mature trees and well stocked borders providing good interest and structure. Steps lead to a further area of garden with grass and borders. Oil tank. Garden shed. Side paved area with a greenhouse.

#### Services

All mains connected, except gas. 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		91   B
69-80	C		
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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

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