



Westwood

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

marc allen



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Guide £825,000

An individual detached property situated in a village location, with good frontage, mature gardens and field approaching an acre in total.

Description

The flexible accommodation has good natural light and flows well with generous hall space, an extremely spacious dining room, open plan kitchen, sitting room with a woodburner and a distinctive garden room with a picture window and doors to the rear terrace. There are four well balanced bedrooms, one of which has an en-suite shower room. The remaining bedrooms are served by the family bathroom. Outside there is good frontage with a driveway providing off road parking for several vehicles. The mature gardens are a particular feature with a wide paved terrace, water feature, well stocked borders and an area for vegetables. A grass avenue leads to the field which is enclosed by post and rail fencing. A viewing is strongly advised to fully appreciate the overall qualities of this comfortable village home and the lifestyle opportunity it offers.

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 Hungerford, approximately 5 miles away, with service to Newbury,

Reading and London (Paddington). The M4 can be joined at junctions 13 or 14.

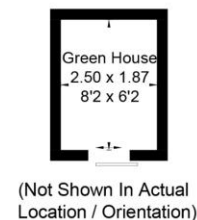
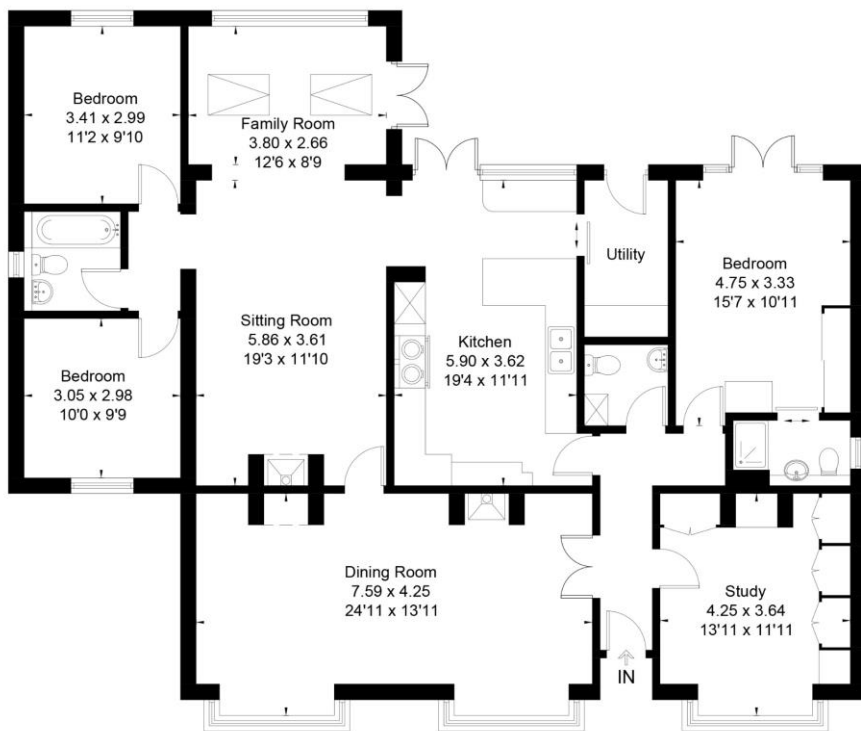
Directions

From our office turn right down the High Street, first right into Park Street and continue onto the common. Take the first right turn signposted Inkpen. On reaching the village, continue along Craven Road and Westwood will be found on the right hand side.

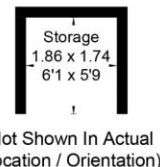
- Entrance Hall
- Cloakroom
- Dining Room
- Study/Bedroom 4
- Kitchen
- Sitting Room
- Garden Room
- Utility
- Three Bedrooms
- Bathroom
- Driveway
- Mature Gardens



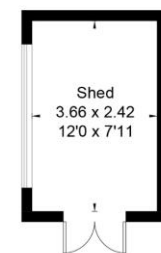
Approximate Floor Area = 164.2 sq m / 1767 sq ft
 Greenhouse = 4.6 sq m / 49 sq ft
 Total = 168.8 sq m / 1816 sq ft



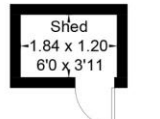
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Ground Floor



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

Porch

Outside light. Door to:-

Entrance Hall

Wood effect flooring. Radiator. Access to loft.

Cloakroom

With a wash hand basin and w.c. Linen cupboard with water softener.

Dining Room

Two bay windows. Two radiators. Picture rails.

Study/Bedroom 4

With a range of fitted cupboard and drawers. Radiator. Bay window.

Kitchen

Tastefully fitted with a range of 'gloss' fronted wall and base units with drawers, granite work surfaces over and upstand. Double bowl stainless steel sink with a mixer tap and 'soft water' tap. Space for a range cooker. Space for an American style fridge/freezer. Plumbing for dishwasher. Appliance space. Breakfast bar. Underfloor heating. French doors to garden.

Sitting Room

Open fireplace with a woodburning stove. Wood effect flooring. Radiator. Recessed spotlights.

Utility

Plumbing for automatic washing machine and appliance space. Radiator. Door to garden.

Bedroom 1

Built-in wardrobes, drawers and shelving. Radiator. French doors to garden.

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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.

En-Suite Shower Room

With a shower enclosure, wash hand basin with storage below and w.c. Chrome finish heated towel rail.

Bedroom 2

Built-in cupboard. Radiator.

Bedroom 3

Radiator.

Bathroom

A white suite comprising panelled bath, wash hand basin and w.c. Tiled surrounds. Chrome finish heated towel rail.

At the front of the property is

A wide driveway for off road parking, lawn and borders. Outside lighting. Side access with outside tap. Oil fired boiler for domestic hot water and central heating.

At the rear of the property is

A wide paved and brick terrace leading to a lawned garden with mature borders, water feature, areas for vegetables, shed, mower shed and greenhouse. The garden continues along a grass avenue to double gates and onto a field, laid to grass with post and rail fencing, together with mature trees and hedging.

Services

Mains electricity and water. Private drainage. 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		

