

Cottage 5

Kintbury Mill, Kintbury, Berkshire, RG17 9UR

marc allen



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Guide £550,000

A fabulous waterside property that has been extended and improved to create a very comfortable home in a convenient location.

Description

The accommodation includes good hall space from which the stairs lead, a useful downstairs cloakroom and a refitted kitchen with integrated appliances. There is a generous sitting room with steps to the garden room. This is a valuable extension to the living space with a distinctive lantern roof light, picture windows and doors to the garden. On the first floor there is a spacious landing, three bedrooms and a bathroom that also includes a separate shower cubicle. Outside there are lovely waterside gardens with borders, paved seating areas, garden shed and a fabulous studio/home office. A viewing is strongly advised to fully appreciate the overall qualities and lifestyle opportunity that the property provides.

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).

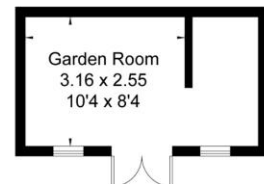
Directions

From our office turn right down the High Street and right at The Bear Hotel. Continue on the A4 for approx. 3 miles and turn right signposted Kintbury. Continue over the level crossing and canal bridge and turn right into Kintbury Mill. Cottage 5 is the end property on the right.

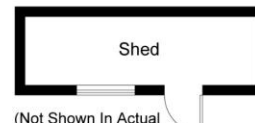
- Entrance Hall
- Cloakroom
- Sitting Room
- Garden Room
- Kitchen
- Three Bedrooms
- Bathroom with Shower
- Studio/Office
- Fabulous Waterside Garden
- Parking Space



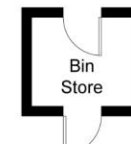
Approximate Floor Area = 109.9 sq m / 1183 sq ft
 Outbuilding = 15.2 sq m / 164 sq ft
 Total = 125.1 sq m / 1347 sq ft



(Not Shown In Actual Location / Orientation)



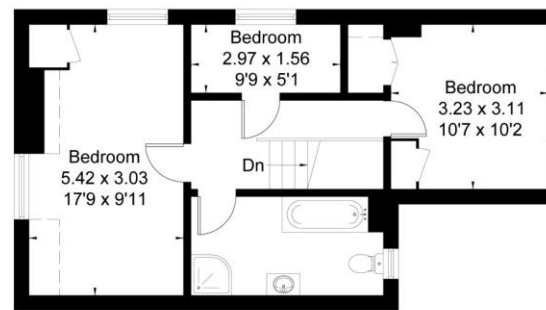
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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

Door to:-

Entrance Hall

Oak finish flooring. Radiator. Stairs to first floor. Understairs cupboard. Built-in cupboard.

Cloakroom

With a w.c. and wash hand basin with a marble surface and cupboard below. Radiator. Oak finish flooring. Extractor fan.

Sitting Room

Oak finish flooring. Radiator. Open shelving. Steps to:-

Garden Room

Tiled floor. Radiator. Lantern roof light. Picture windows and french doors to garden.

Kitchen

Tastefully fitted with a range of wall and base units with work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap complete with boiling facility. Built-in double oven, five ring induction hob and extractor over. Integrated dishwasher, washing machine, fridge and freezer. Under unit lighting.

Staircase gives access to landing

Radiator. Recessed lighting.

Bedroom 1

Built-in wardrobes. Radiator.

Bedroom 2

Built-in wardrobe. Linen cupboard with shelving.

Bedroom 3

Bathroom

A white suite comprising panelled bath with telephone taps, wash hand basin with a marble surface and cupboard below and w.c. Separate curved shower enclosure with an Aqualisa thermostatic shower. Access to loft space. Extractor fan. Heated towel rail.

Studio/Office

With light and power. Electric panel heater.

At the front of the property is

A gravelled parking space and side access through the shed.

At the rear of the property is

A fabulous waterside garden with block paved seating areas, mature shrub border, trellis with climbers, lawn and steps to the water. The garden extends to the side where there is a further paved terrace with borders and railings alongside the Mill Race. Outside tap and light. Garden shed with light and power. Outside oil fired boiler for domestic hot water and central heating. Door to side store and front access.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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