



DOWNER & CO

TRUSTED SINCE 1988

Spindlewood
50 High Street
Kintbury RG17 9TN

£725,000



Spacious Detached Four Bedroom Property

Features.

- NO ONWARD CHAIN
- Four double bedrooms
- Annex
- Beautifully presented
- Heart of Kintbury
- Walk to rail station, public houses, school, church, countryside footpaths
- Lapsed planning permission to extend: West Berks ref: 19/02569/HOUSE
- Driveway parking for several vehicles
- Garage
- Spacious and flexible accommodation

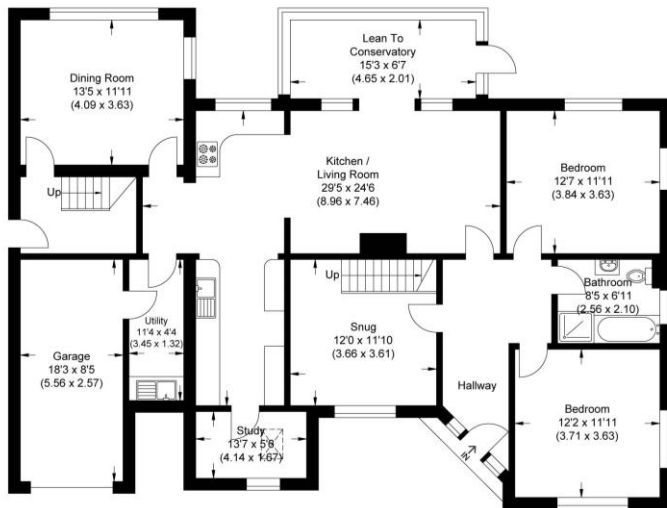
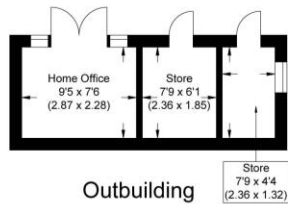




Description.

If you would like a lot of space for your money in this wonderful village, this is your house. The internal space measures over 2,400 sq.ft. Its layout is, however, slightly non-conventional and as a result, it represents an incredible bargain for people with a little imagination. The number and size of its downstairs rooms allows for an exceptional level of flexibility, and its very spacious annex, with independent access, offers additional options – not least for income as it can be rented out at £850+ pcm. The house's location is fantastic: very much in the heart of the village, but still set back from the road, a driveway with lots of driveway parking. It also offers a garage and a separate double-shed and wonderful detached home office. The 100m2 south-facing rear garden is not overlooked but can look small, only because it is sideways onto the house and the internal living space is so significant.

Approximate Gross Internal Area
 228.67 sq m / 2461.38 sq ft
 (Excludes Garage)
 Garage Area : 14.29 sq m / 153.82 sq ft
 Outbuilding Area : 14.46 sq m / 155.64 sq ft
 Total Area : 257.42 sq m / 2770.84 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Location.

Kintbury is approximately nine miles from the A34/M4 junction and seven miles from Newbury with the fast mainline rail service to London Paddington. There is also a local railway station in Kintbury within walking distance with regular trains to Newbury, Reading and the West Country. Kintbury centre is an easy walk where you will find local pubs, hairdresser, village shop/post office, doctors surgery, primary school and church. There are wonderful countryside walks on the doorstep along the canal and river, and Hungerford is just over three miles away.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: E

COUNCIL TAX BAND: F

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX