



DOWNER & CO

TRUSTED SINCE 1988

Woodpecker Cottage
4 Station Road
Kintbury RG17 9UP

£390,000



Character Three Bedroom Cottage Centrally Located In Kintbury

Features.

- Two double bedrooms
- Third loft bedroom
- Centre of the village
- Two allocated parking spaces
- Hugely improved by current owners
- Lots of character
- Easy walk to mainline railway station, shops and public houses
- Surrounded by stunning countryside
- Easy access to M4/A34 junction
- Private parking spaces are maintained by The Kintbury Square Management Company for an annual fee of approx. £150.





Description.

Brilliantly located in the middle of the village within walking distance of the mainline railway station to London Paddington, local shops, public houses and primary school, is this pretty three bedroom cottage with plenty of character. The current owners have significantly updated and improved the property including a new roof, new integrated white goods, new woodburning stove, and the electrics have been overhauled.

Approximate Gross Internal Area
90.0 sq m / 968.75 sq ft

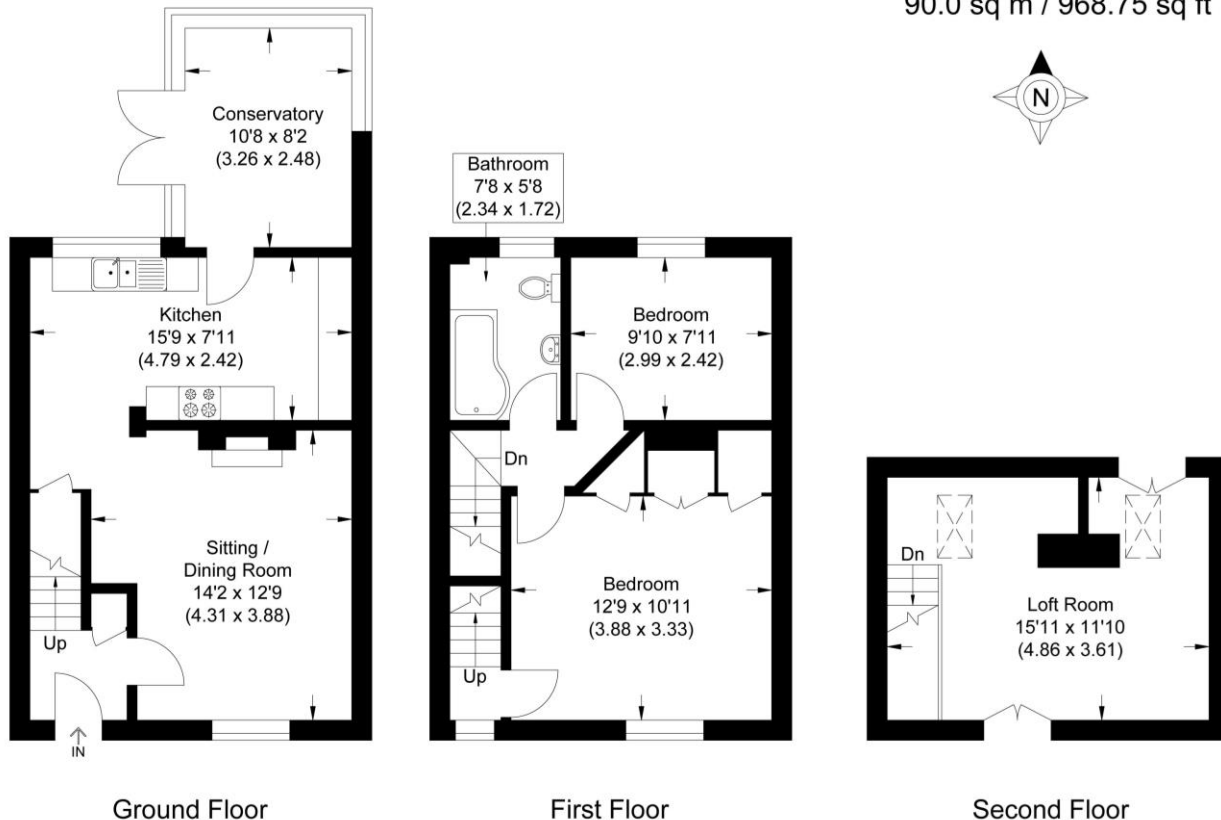


Illustration for identification purposes only, measurements are approximate, not to scale.

Location.

The accommodation consists of kitchen, conservatory with underfloor heating, living room, master bedroom, further double bedroom, family bathroom, and loft bedroom. Benefits include electric heating, courtyard garden and two allocated parking spaces to the rear.

Kintbury is approximately nine miles from the A34/M4 junction and seven miles from Newbury with the fast mainline railway 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.



EPC: TBA

COUNCIL TAX BAND: D

TENURE: FREEHOLD

For more information on this cottage 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

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.

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