



DOWNER & CO

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3 Kennel Cottages, Elcot, Newbury RG20 8NH
Price: £465,000

Features.



NO ONWARD CHAIN

Description.

A charming and extended two double bedroom end of terrace cottage in a stunning rural position. With huge scope to further improve and extend (STPP) this cottage located halfway between Newbury and Hungerford has a lovely private setting and is surrounded by open farmland to three sides offering tremendous views.

The accommodation includes entrance porch, hallway, large dual aspect living room, kitchen/ dining room, snug/family room, conservatory, downstairs cloakroom and utility, two first floor double bedrooms with stunning views across the fields, and bathroom. Outside there are pretty and private gardens to both front and rear, parking for two cars on the lane (at a cost of £25 per annum), further vegetable patch outside of the property boundary is also available to the side of the property (also £25 per annum) - both payable to the Sutton Estate.

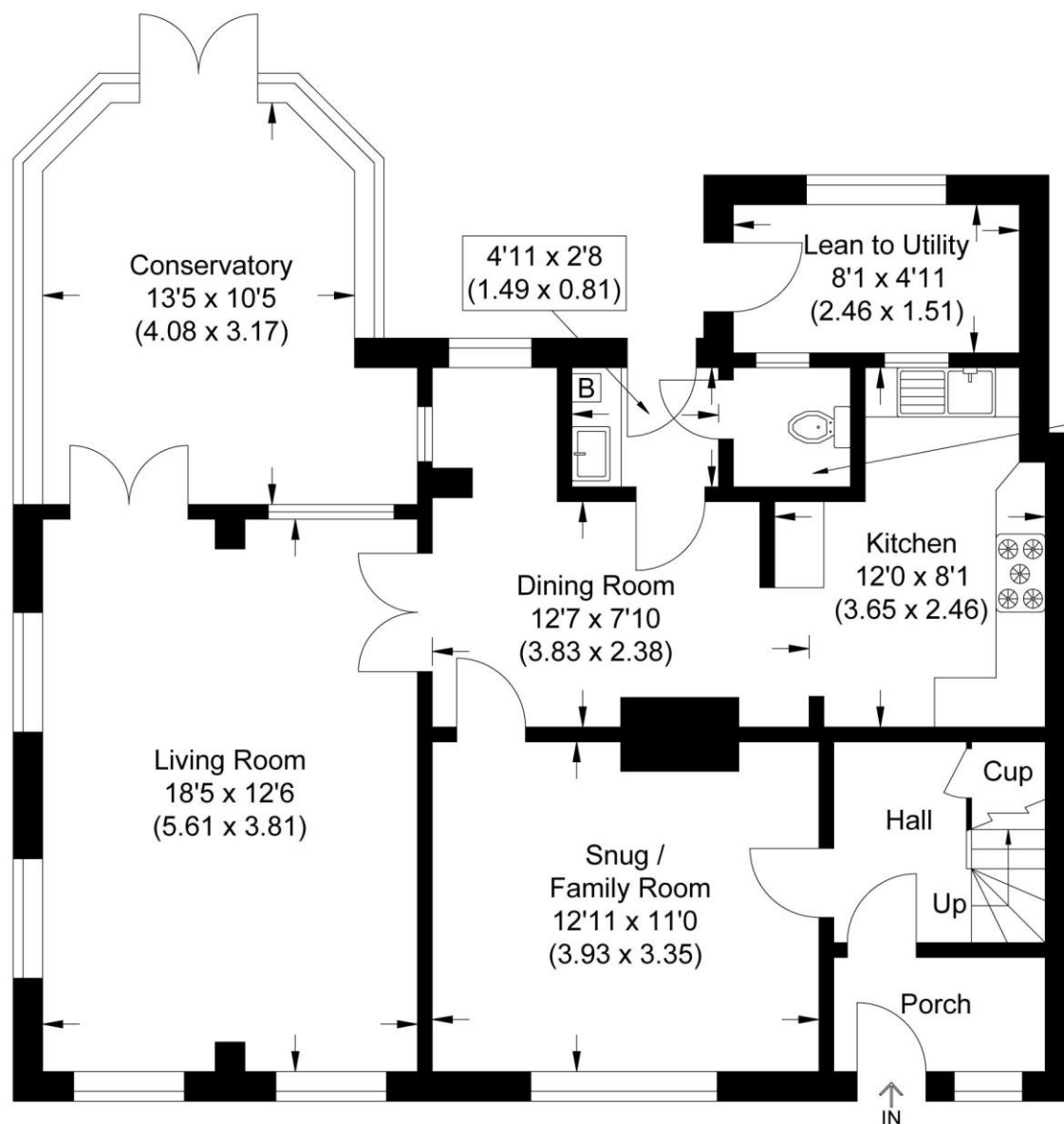


Location.

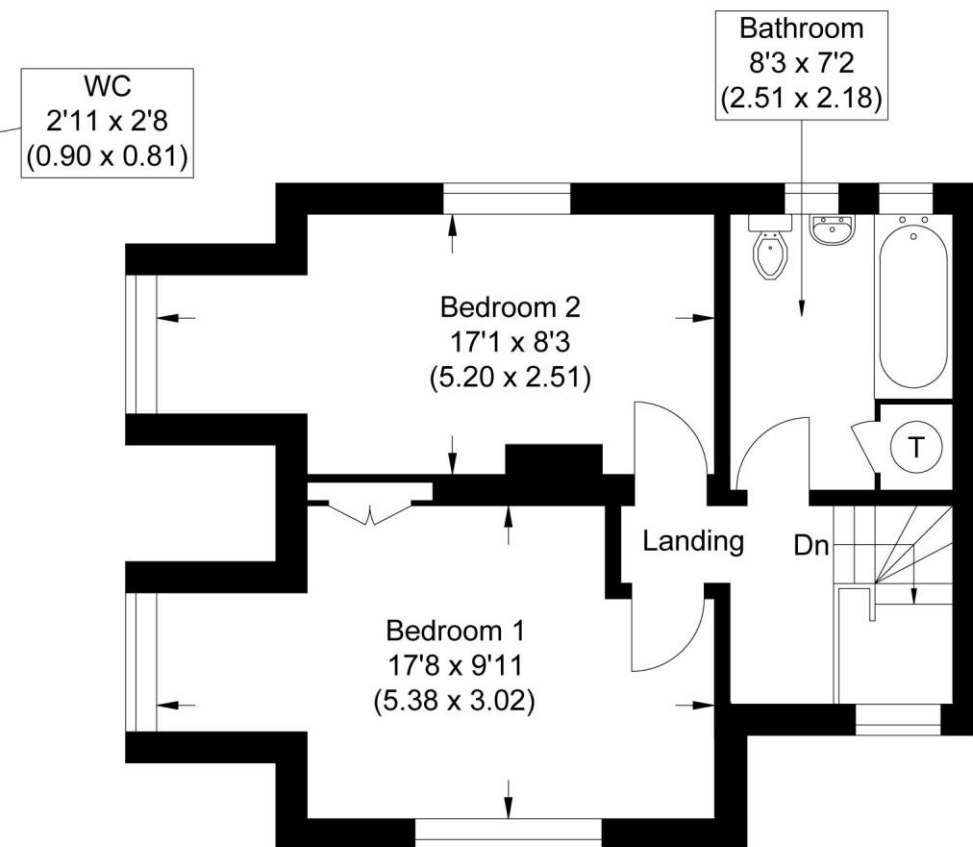
Kennel Cottages is located down a private lane approx. 0.2 of a mile from the A4 halfway between Newbury and Hungerford and surrounded by open farmland. The nearby village of Kintbury has a mainline railway service to London (Paddington), several shops, primary school, church, public houses, canal side walks and other local amenities. The popular and acclaimed spar hotel and restaurant The Retreat is also nearby.



Approximate Gross Internal Area
125.67 sq m / 1352.70 sq ft

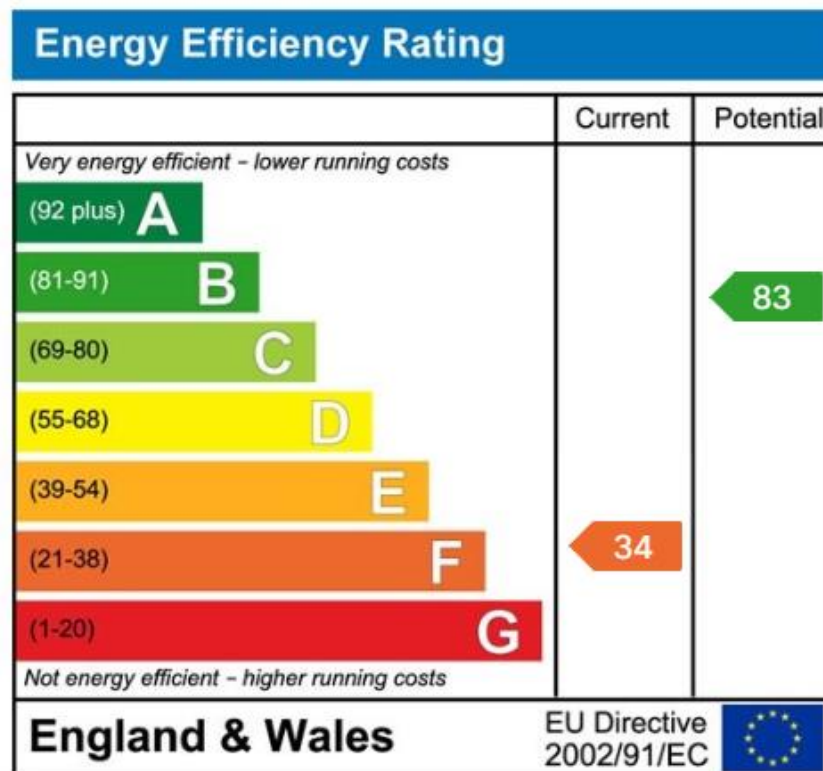


Ground Floor



First Floor

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



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: F

COUNCIL TAX BAND: D
2025/2026: £2,348.53.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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

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