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Millstream House, 41 Church Street, Kintbury,  
Berkshire, RG17 9TR  
Price: £1,175,000



Features.

-  4
-  4
-  3

Description.

This spacious four bedroom home is located at the end of a quiet cul-de-sac overlooking the millstream and an island of the Kennet & Avon canal. On the doorstep are local shops, church, pubs and the mainline rail station to London Paddington.

The property sits in a plot of approximately a quarter of an acre of beautiful mature gardens that face west to enjoy the afternoon sun. There are miles of footpaths to explore from the house, and easy access to the A4.

The spacious, comfortable accommodation consists of entrance hall, kitchen/dining room with Aga and doors to the patio, large living room with dual aspect windows and wood burner, study, utility room, cloakroom, garden room, master bedroom with ensuite, guest bedroom with ensuite, two further double bedrooms, and family bathroom. There is upvc double glazing, oil fired central heating, and gated driveway parking. The wall of the utility room is attached to the garage of the neighbouring property.



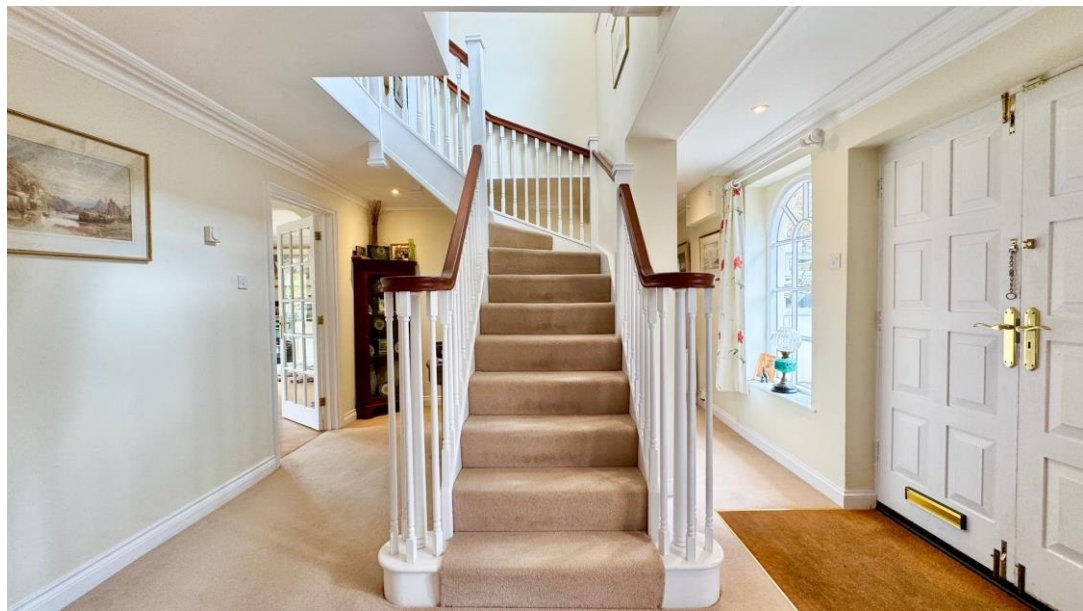


## Location.

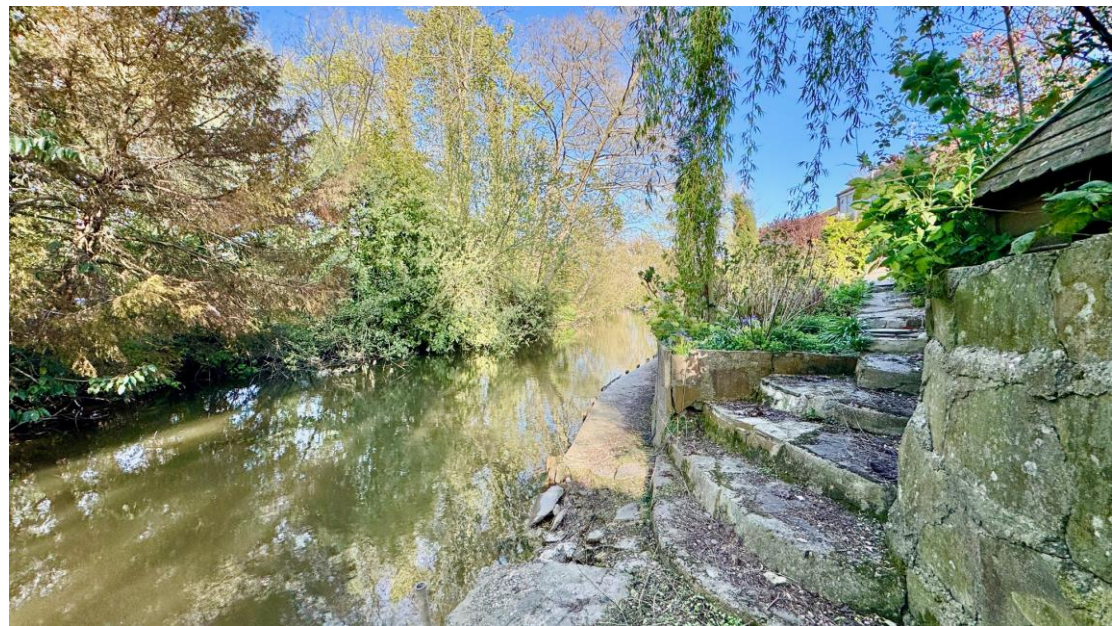
Kintbury is approximately nine miles from the A34/M4 junction and seven miles from Newbury with the fast mainline rail service to London Paddington.

There is also a local rail 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.











Approximate Gross Internal Area  
230.59 sq m / 2482.05 sq ft

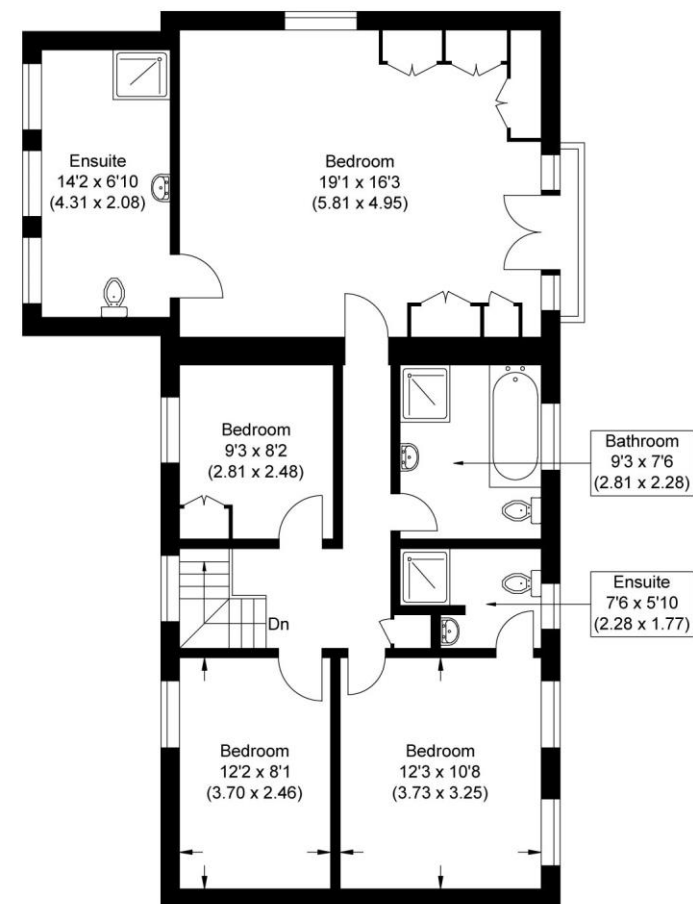
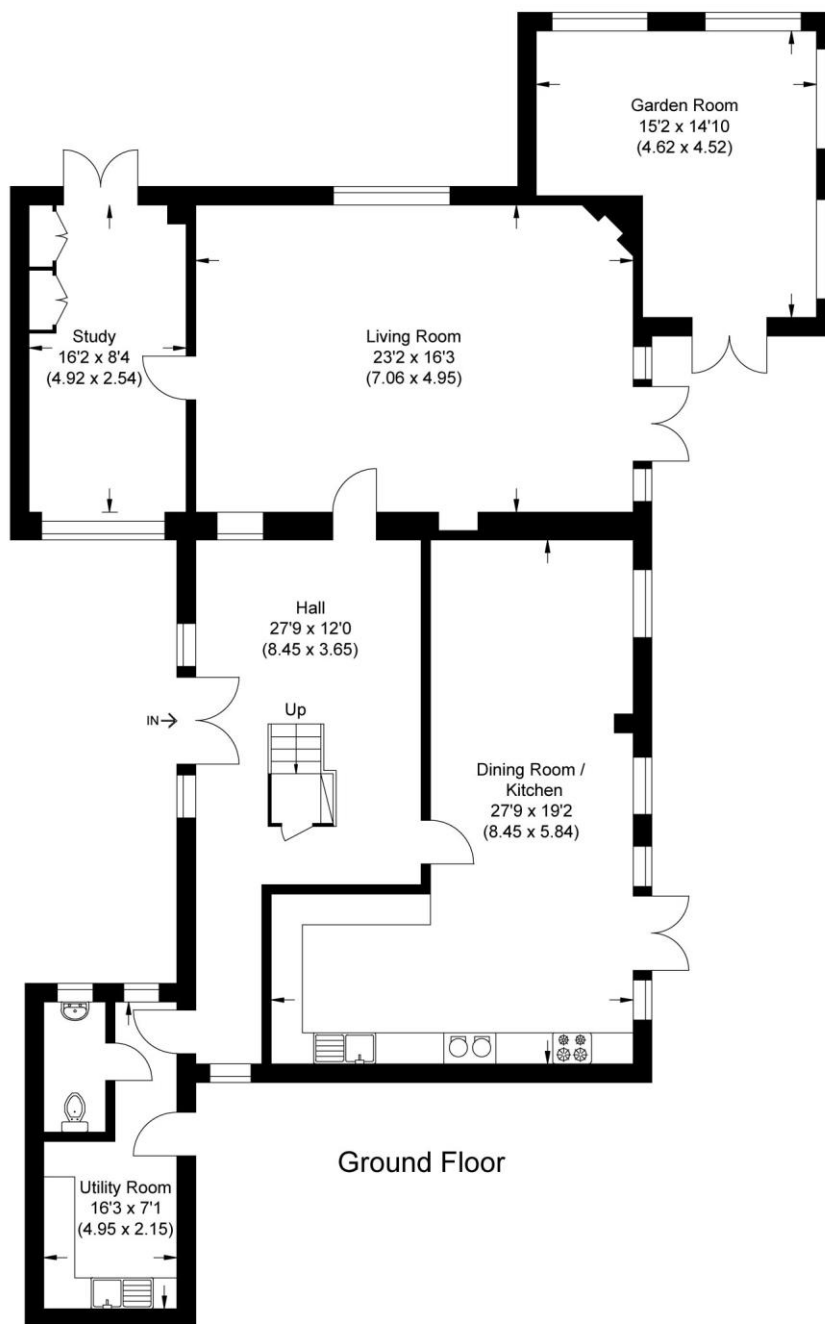



Illustration for identification purposes only, measurements are approximate, not to scale.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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: D**

**COUNCIL TAX BAND: G**  
**2025/26 - £3,914.21**

**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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