



2 ASHTON PLACE
KINTBURY

Marshall

Estate Agents

2 Ashton Place

Kintbury, Berkshire, RG17 9XS

Guide Price £355,000

Approximately 3 Miles to Hungerford

Approximately 5 miles to M4 Junction 14

Approximately 5 miles to A34

- Freehold
- Terraced House
- Superbly Upgraded
- Entrance Hall
- Cloakroom/W.C.
- Sitting Room
- Fabulous New Kitchen/
Dining Room
- Three Bedrooms
- Sumptuous En-Suite Shower
Room
- New high Quality Bathroom
- Double Glazing
- Electric Heating
- Gardens
- Village Location
- Garage in Nearby Block



Situation

The thriving village of Kintbury is well served by a range of facilities including doctors' surgery, primary school, pubs/restaurants and sports clubs. There is also a well stocked corner shop with post office, butcher, baker and hairdressers. The pretty market towns of Hungerford and Newbury are easily accessible. Hungerford which is famous for its antique shops also boasts two super-markets, banks, swimming pool and other useful amenities.



The Property

A superbly upgraded modern house situated in a popular residential area within this well regarded village.

The property has been cleverly and comprehensively re modelled with high quality workmanship and great attention to detail. The end result is an excellent family house which provides very comfortable living accommodation.

On the ground floor there is a good sized Sitting Room and a fabulous open plan Kitchen/Dining Room with french doors leading out to the garden. The Kitchen itself features painted finish cabinets complemented by sleek work surfaces, integrated appliances and a large peninsular/breakfast bar.

Upstairs, there are three well proportioned Bedrooms served by a modern re-fitted family Bathroom and sumptuous En-Suite Shower Room.

Outside

To the front there is a neatly lawned garden. To the rear there is an attractive landscaped garden enclosed by panel fencing.

Garage

A single garage in a nearby block.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Services

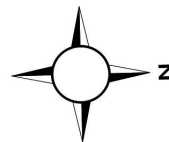
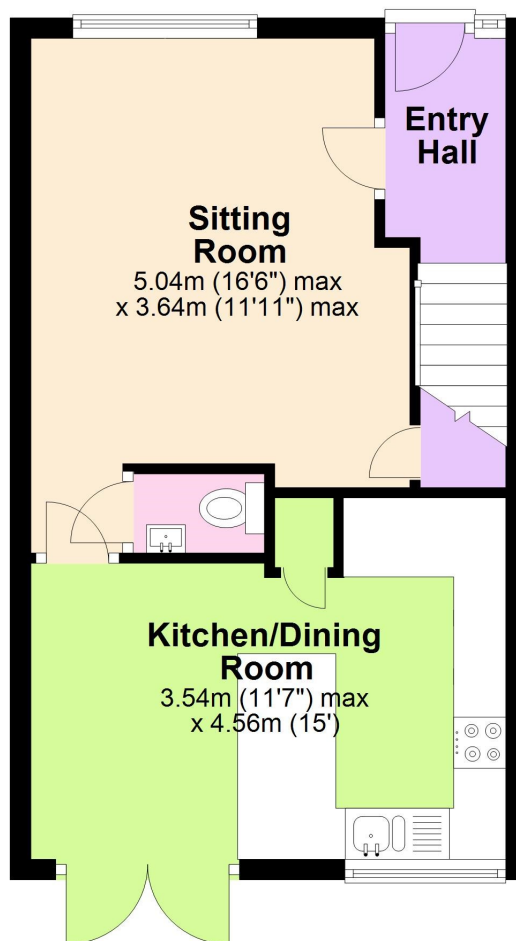
Mains Water & Drainage
Mains Electricity

Council Tax Band: C

What 3 Words Location: ///magic.forgets.repaying

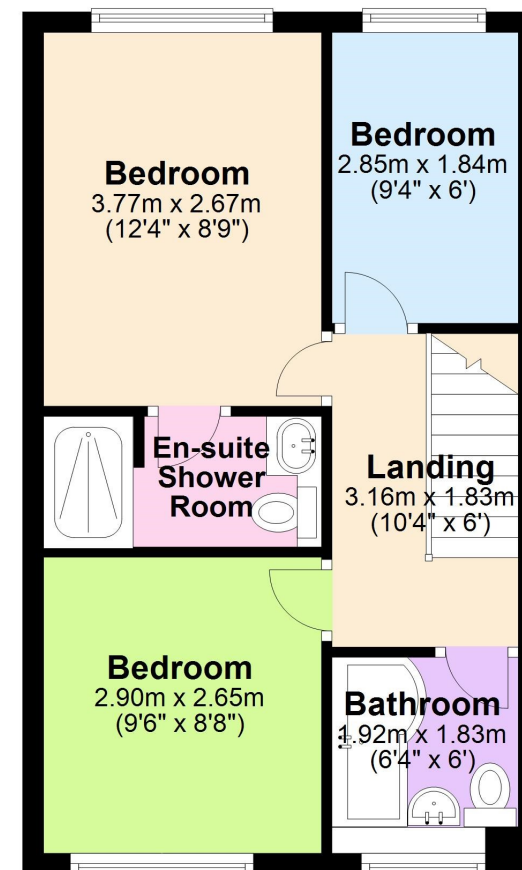
Ground Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



Total area: approx. 73.1 sq. metres (786.8 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.
Plan produced using PlanUp.

2 Ashton Place, Kintbury, Hungerford

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