

**1 BURTONS HILL
KINTBURY**



1 Burtons Hill

Kintbury, Hungerford, Berkshire, RG17 9XJ

£475,000

Approximately 3.4 Miles to Hungerford

Approximately 0.5 Miles to Kintbury
Railway Station

Approximately 6.3 Miles to Newbury

- Freehold
- Detached
- Chalet Style House
- Entrance Hall
- Triple Aspect Living Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Three Bedrooms
- Bathroom
- Oil Fired Central Heating
- Double Glazing
- Ample Driveway
- Pretty Garden
- Sought After Village Location



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 and hairdressers. The pretty market towns of Hungerford and Newbury are easily accessible. Hungerford which is famous for its antique shops also boasts two supermarkets, a building society, swimming pool and other useful amenities.



The Property

A superbly presented detached chalet style house located in the heart of Kintbury Village.

This lovely home includes a bright and airy triple aspect Living room, a separate Dining room and a fabulous Kitchen/Breakfast room with integrated oven & hob. A useful Utility room and a Cloakroom/ W.C. complete the ground floor.

Upstairs, three generous sized Bedrooms are served by a modern Bathroom.

Oil fired central heating and double glazing keep this home warm and snug.

Outside

At the front of the property there is a wide gravelled driveway offering parking space for several cars.

To the rear and side there is a pretty garden which enjoys a good degree of seclusion and a sunny aspect. The garden includes a patio area, well tended lawn and established shrubs.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage
Mains Electricity
Oil Fired Central Heating

Council Tax Band: D

What 3 Words Location: ///giving.softest.simmer

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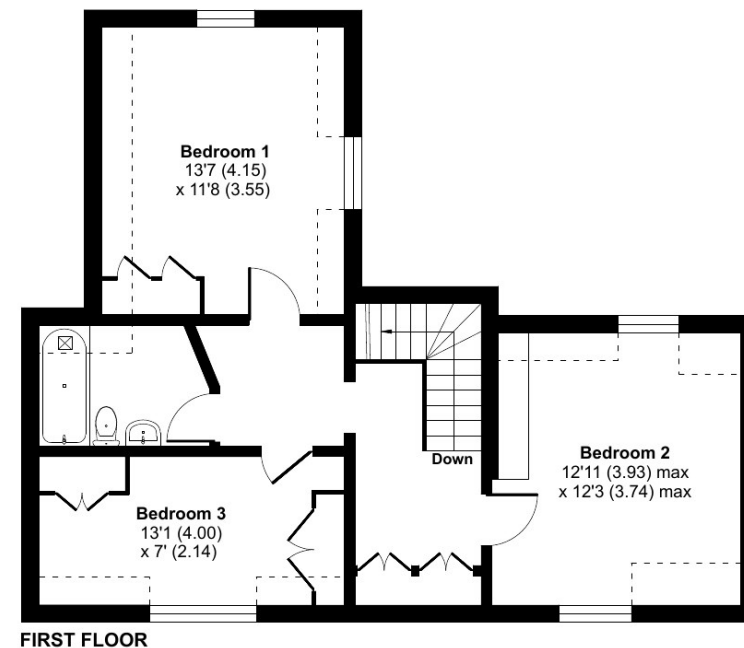
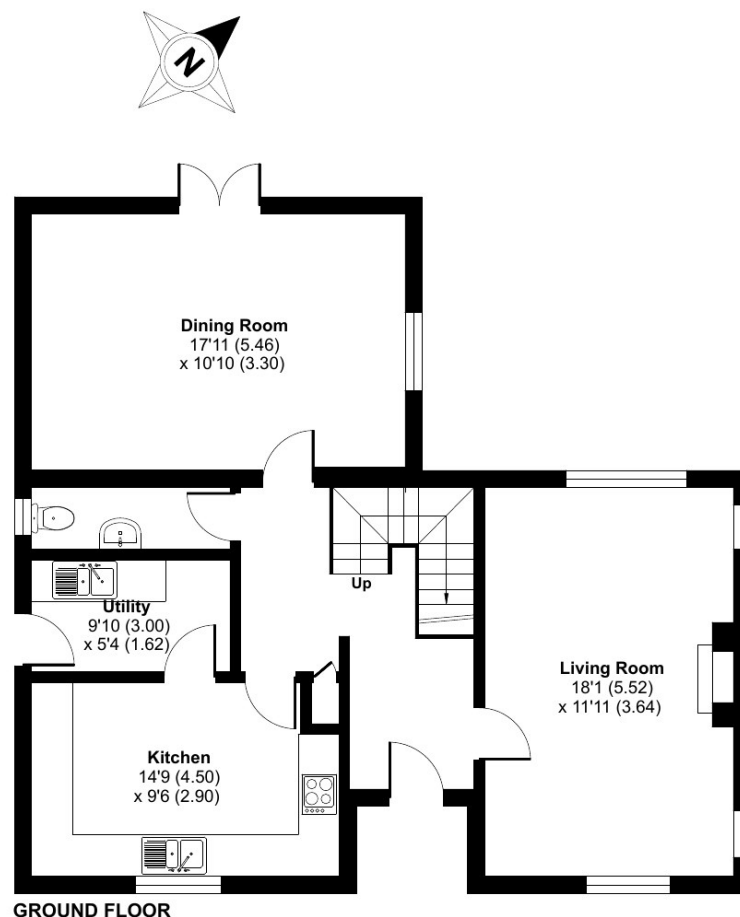
Burtens Hill, Kintbury, Hungerford, RG17

Approximate Area = 1330 sq ft / 123.5 sq m

Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 1407 sq ft / 130.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Russel Marshall. REF: 1343397

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