

# HILLIER & WILSON



*Peters Folly, Folly Road, Inkpen, RG17 9QB*

## Folly Road, Inkpen

A substantial four bedroom detached bungalow located in the sought after hamlet of Inkpen and surrounded by playing fields and open countryside. The property offers spacious living accommodation and benefits from oil fired central heating, good sized plot, off road parking and garage with utility area. The accommodation comprises porch, entrance hall, sitting room with log burner, kitchen, dining room, cloakroom, principal bedroom with en-suite shower room, built-in wardrobes and sliding doors out onto the garden, three further double bedrooms and a family bathroom. Upstairs there is a versatile space consisting currently of a drawing room and office which leads through to a large loft space. Externally there is an enclosed rear garden which is mainly laid to lawn with a patio seating area, summer house and shed. To the front of the property there is ample off road parking via driveway and access to the garage. Inkpen is situated within the North Wessex Downs, an Area of Outstanding Natural Beauty. The village is surrounded by countryside and is blessed with a network of green-lanes and foot-paths affording good walking. Both Kintbury and Hungerford are located close-by, both offering day to day amenities such as grocer's store.





- FOUR BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER HAMLET OF INKPEN
  - SUBSTANTIAL LIVING ACCOMODATION
- SITS ON A GOOD SIZED PLOT
  - SHORT DRIVE FROM HUNGERFORD
- AMPLE DRIVEWAY PARKING & GARAGE

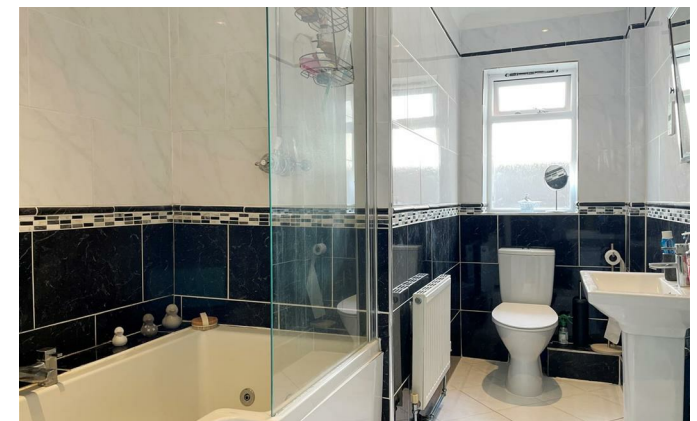
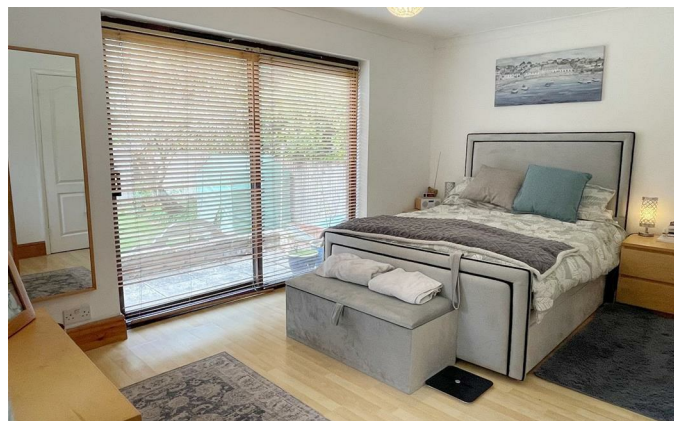
Services:

Mains services are connected (Except gas)

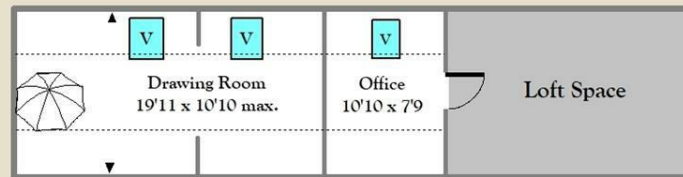
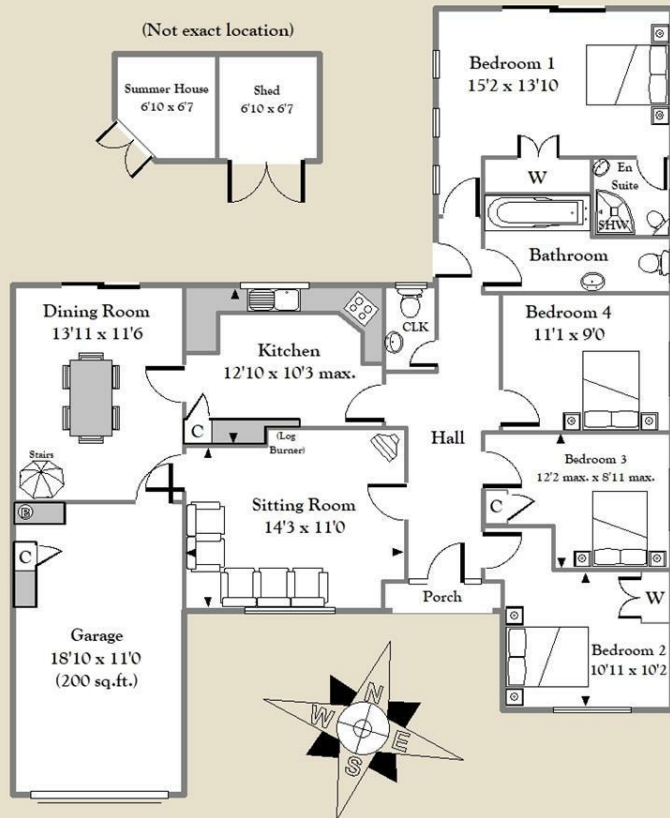
EPC: Rating E

Full results can be sent on request

Council Tax: Band E



# Peters Folly Folly Road Inkpen



APPROX. GROSS INTERNAL FLOOR AREA 1686 sq.ft.  
(Including Garage /  
Excluding Loft Space, Summer House & Shed)  
For identification only  
Not to scale - Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.