

HILLIER & WILSON



Christchurch School House, Crossways, Kintbury, RG17 9ST

Crossways, Kintbury

A charming five bedroom detached family home, formally a Bistro and nursery, dating back 1867 with Victorian frontage. The property boasts spacious living accommodation measuring 4,688 sq.ft in size and offers versatile space with the potential for an annex (previously used as a nursery), whilst other benefits include a generous plot approaching an acre in size, oil fired central heating, double glazing and an unusually large parking area. The ground floor accommodation comprises porch, entrance hall, utility room, kitchen/breakfast room, garden room, reception room/annex potential with three W.C's and a conservatory, snug, inner hall/gallery, library, drawing room with log burner and study/office. Upstairs there is a dual aspect principal suite with dressing area and en-suite shower room, four further double bedrooms and two family bathrooms with separate showers. Externally there is a south facing rear garden which offers a variety of lawn areas, patio seating area, a concrete base in which a solid structure could be built on and far reaching views across neighbouring fields. To the front, there is ample off road parking available in which you could build a substantial garage (subject to the relevant permissions). The village of Kintbury has good local amenities including a primary school, doctors surgery, pharmacy, railway station, two village pubs and a variety of shops. The surrounding countryside is designated as an Area of Outstanding Natural Beauty and offers picturesque walks at all times of the year.





- FIVE BEDROOM DETACHED FAMILY HOME
- CHARMING RESIDENCE DATING BACK TO 1867
- FORMALLY A BISTRO AND NURSERY
- ACCOMODATING MEASURING 4,688 SQ.FT
- PLOT APPROACHING AN ACRE IN SIZE
- UNUSUALLY LARGE PARKING AREA

Services:

Mains services are connected (Except gas & mains drainage)

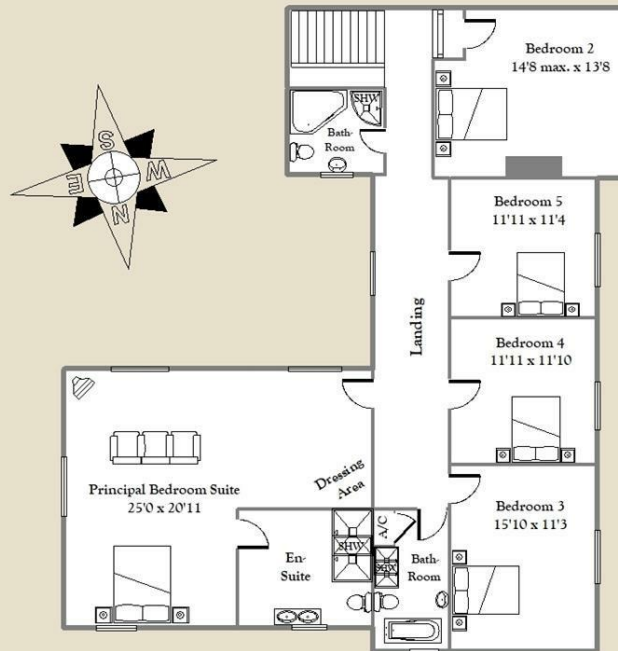
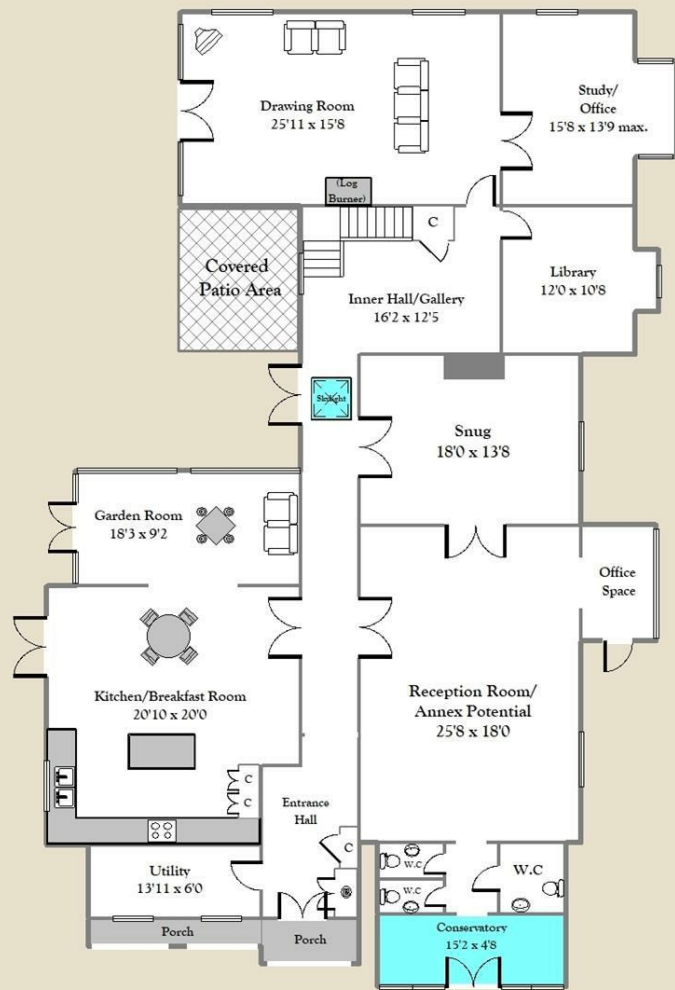
EPC: Rating TBC

Full results can be sent on request

Council Tax: Band F



Christchurch School House Crossways, Kintbury



APPROX. GROSS INTERNAL FLOOR AREA 4688 sq.ft.(435 sq.m) -
For identification only - Not to scale
Hillier & Wilson LTD

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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.

