



West Gate House

Inkpen Common, Berkshire



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A light and well-presented family home with a paddock
and delightful garden.

Hall | Sitting room | Dining room | Kitchen/breakfast room | Conservatory | Utility room | Cloakroom

Principal bedroom with shower room and walk-in wardrobe | Three further bedrooms | Family bathroom

Pretty garden with shed and double garage

Paddock with an orchard of about 1.5 acres with oak framed garage, carport, and store

In all 1.77 acres

Hungerford 5 miles, Kintbury station 2 miles (London Paddington from 65 minutes),
Newbury 7 miles (London Paddington from 50 minutes), M4 J.14 7 miles, M4 J.13 10.5 miles
(Distances and times approximate)



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Berkshire

West Gate House is situated on the edge of Inkpen Common, close to the market town of Hungerford.

Inkpen Common is a popular village in an Area of Outstanding Natural Beauty; it is an active community with a village hall, sports pavilion, church, pub, primary school, and a café.

Nearby, Kintbury has a post office, village shop, butcher, baker, doctor's surgery, and a mainline station. A more comprehensive range of shopping and recreational facilities is available in Hungerford and Newbury.

Communications are excellent, and in addition to trains from Kintbury, a fast service is also available from Hungerford and Newbury to London Paddington.

Junctions 13 and 14 of the M4 motorway are within easy access.

In addition to the primary school in Kintbury, other popular schools in the area include Horris Hill, Thorngrove, St Gabriel's, Cheam and Downe House.

For Sale Freehold

West Gate House is a fantastic family house completed in 2008.

The current owner has maintained the property to a high standard and it is tastefully presented with light and airy rooms.

The impressive kitchen/breakfast room overlooks the rear garden and has an island with breakfast bar, and doors leading into the conservatory.





The south-facing sitting room has a decorative fireplace with doors into the conservatory, and there is a light, double-aspect dining room.

In addition to the double aspect principal bedroom, there are three further bedrooms (one currently used as an office) and a family bathroom.

Subject to planning, it may be possible to create additional accommodation in the roof space.

Outside

The property is approached via a five-bar gate which leads to a gravelled drive and double garage.

The attractive gardens wrap around the house and are mainly laid to lawn with various mature trees and shrubs. There is a productive vegetable patch and a pretty pergola.

Doors from the conservatory and utility room lead on to the sheltered terraces, ideal for outdoor entertaining.

Opposite the house, across a shared track, is a paddock with an orchard area and a two-bay oak frame barn providing further garaging and storage space. There will be an uplift clause within the sale contract in respect of the paddock.

Accommodation

See floor plans.

Services

Mains water, electricity, and drainage.
Oil heating with underfloor heating on the ground floor.



Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

Council Tax

Band G

EPC Rating

Band C

Local Authority

West Berkshire Council. Tel: 01635 42400

Post Code

RG17 9QU

Directions

From the A34 proceed along the A4 for approximately 5 miles turning left at the crossroads towards Kintbury. Proceed into the village, crossing the railway, river and canal. At the crossroads in the centre of the village turn left into Inkpen Road. Continue out of the village and continue straight over a crossroad through a wooded area and bearing right as you come out of the woods, signed Inkpen Common. Pass the sign for Inkpen and as the road narrows and bends, turn right opposite Heads Lane and West Gate House will be found on the right hand side.

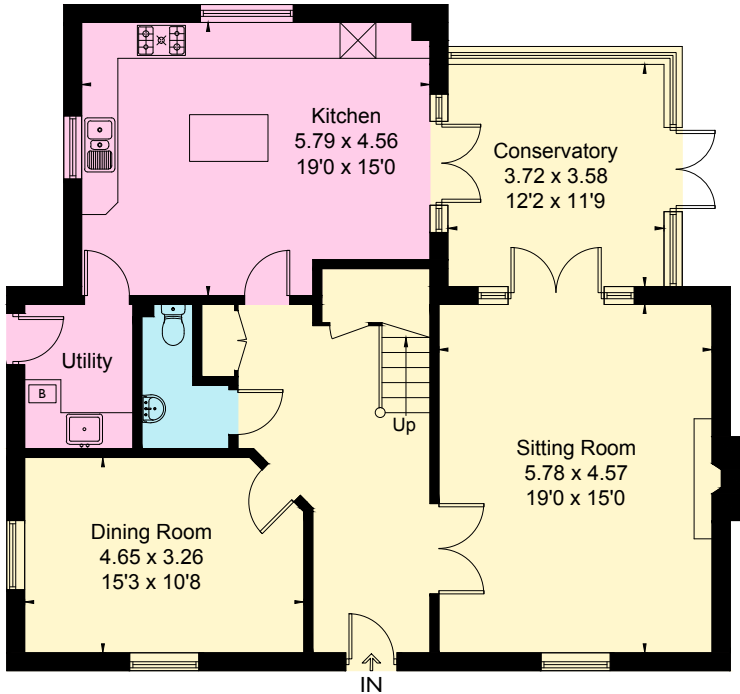
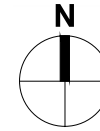
Viewing

Viewing by prior appointment only with the agents.

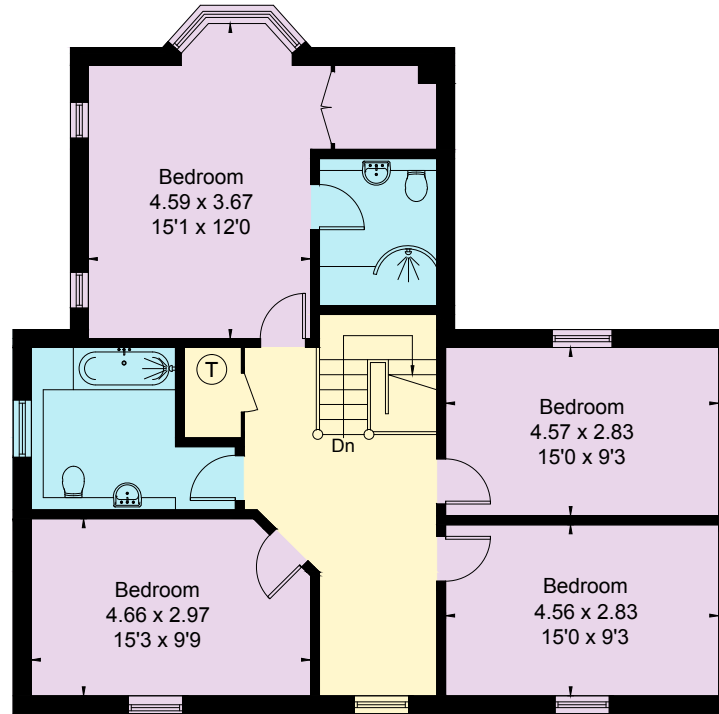


Approximate Area = 206.3 sq m / 2221 sq ft
Outbuilding / Garage = 51.2 sq m / 551 sq ft
Total = 257.5 sq m / 2772 sq ft
Including Limited Use Area (1.9 sq m 20 sq ft)

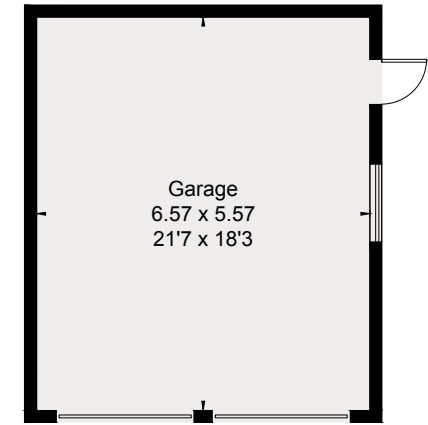
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



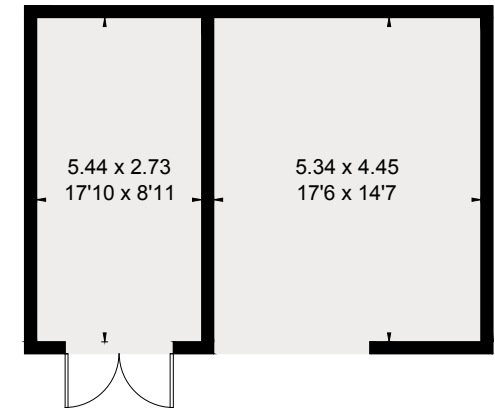
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2023. Photographs and videos dated June 2023. Reference: RW/HNG012298162. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

