



## OAKTREE COTTAGE







Inkpen, Berkshire





# A CHARMING COTTAGE WITH VERSATILE ACCOMMODATION BACKING ONTO FARMLAND.

Oaktree Cottage is an attractive property situated in a quiet, unspoilt location in the heart of Inkpen, a sought-after village within a Conservation Area and Area of Outstanding Natural Beauty.

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Local Authority: West Berkshire Council  
Council Tax band: F  
Services: Mains electricity, water and drainage. Oil heating. EV charger.  
Post Code: RG17 9QR  
What3Words: ///entrust.pebble.sweetened  
Tenure: Freehold





## LOCATION

Inkpen has an extremely well-regarded gastro pub, with a separate café and coffee shop, with nearby Kintbury having a post office, village shop, butcher, baker, doctor's surgery, primary school and a mainline station. A wider range of shopping and recreational facilities are available in Hungerford and Newbury.

As well as trains from Kintbury, a fast service is available from Newbury taking approximately 50 minutes to reach London Paddington. Junction 13 of the M4 motorway is approximately 8.5 miles to the northeast, whilst the A34 is only 5 miles away.

There is a primary school in the village; other popular schools in the area include Horris Hill, Thorngrove, St Gabriels, Cheam and Downe House.

Hungerford 5 miles, Newbury 7 miles, M4 (J.14) 7 miles, London Paddington from Newbury or Kintbury 50 minutes and 65 minutes respectively.

Distances and times approximate







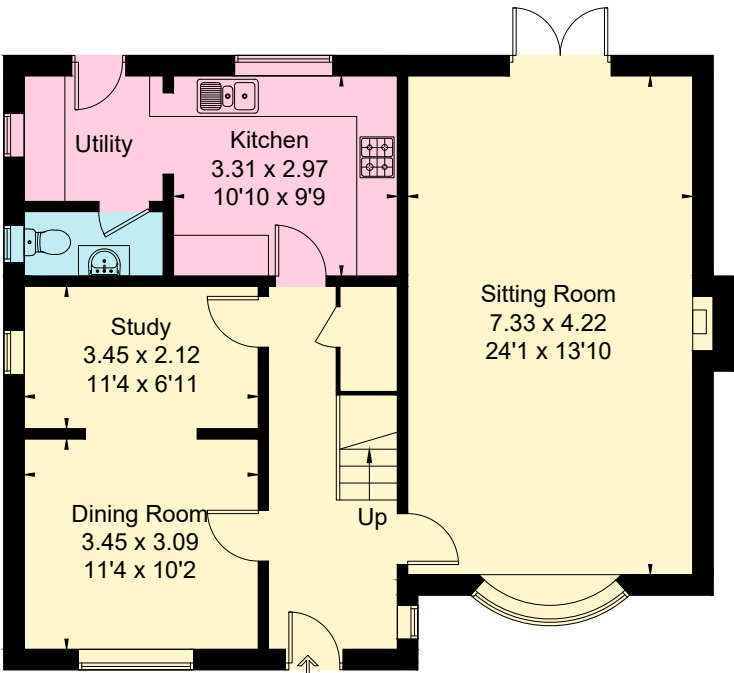
# THE PROPERTY

Approached via a gravel driveway off a quiet country lane, this property offers ample parking and gated side access.

The spacious entrance hall leads to a double-aspect sitting room with a wood burner, bay window, and French doors offering garden and lovely field views. Opposite, a dining room/study, also double-aspect, includes an under-stairs cupboard. At the rear, the modern kitchen has all necessary appliances, with a W.C. and rear garden access.

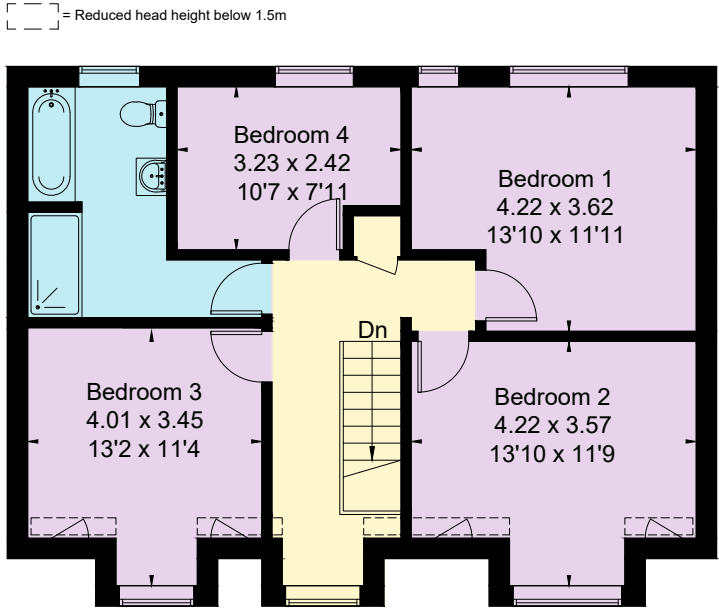
Upstairs, a large landing connects three double bedrooms, each with large windows. The principal bedroom enjoys field views, while a smaller fourth bedroom currently serves as an office. A family bathroom includes a separate bath and shower.

Outside, the lawned garden features a gravel terrace for dining. A double garage with an electric door offers storage, alongside a shed, wood store, water softener and EV charger.



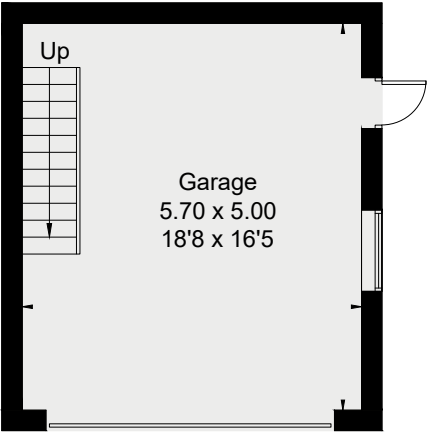
Ground Floor

Approximate Gross Internal Area  
The House = 145 sq m / 1,561 sq ft  
Garage = 29 sq m / 312 sq ft  
Total = 174 sq m / 1,873 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



(Not Shown In Actual Location / Orientation)



We would be delighted  
to tell you more.

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