



POUND COTTAGE

Kintbury, Berkshire



AN ATTRACTIVE DETACHED VILLAGE
PROPERTY SET IN THE HEART OF KINTBURY
AND WITHIN EASY ACCESS OF THE STATION AND
MANY GOOD SCHOOLS

Pound Cottage is a charming home with light, versatile accommodation and off-street parking.

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Local Authority: West Berkshire Council
Council tax: Band E
Services: Mains water, electricity and drainage. Oil heating.
Post Code: RG17 9UR
What3words: ///instilled.bronzer.latter



LOCATION

Pound Cottage is a property of great character and charm, situated in the centre of the sought after village of Kintbury, which is within an Area of Outstanding Natural Beauty and a Conservation Area.

The village's shop/post office, station, doctor's surgery, primary school and pubs are within walking distance.

Communications are excellent with trains to London Paddington taking about an hour; the M4 and A34 are within easy reach.

A wider range of shopping, leisure and recreational facilities are available in the market towns of Hungerford and Newbury.

There are many well-regarded schools in the area including St Bartholomew's, Thorngrove, St Gabriel's and Downe House.

Kintbury station 0.2 miles (Paddington from 60 minutes), Hungerford 3.5 miles, M4 (Junctions 13) 8.5 miles, Newbury 7 miles.

Distances and times approximate.



THE PROPERTY

Pound Cottage is a delightful detached property believed to date from the early 19th century with later additions.

The versatile and light accommodation includes a fantastic kitchen/dining room with pantry and woodburning stove. There is a triple-aspect sitting room with woodburner and adjacent office.

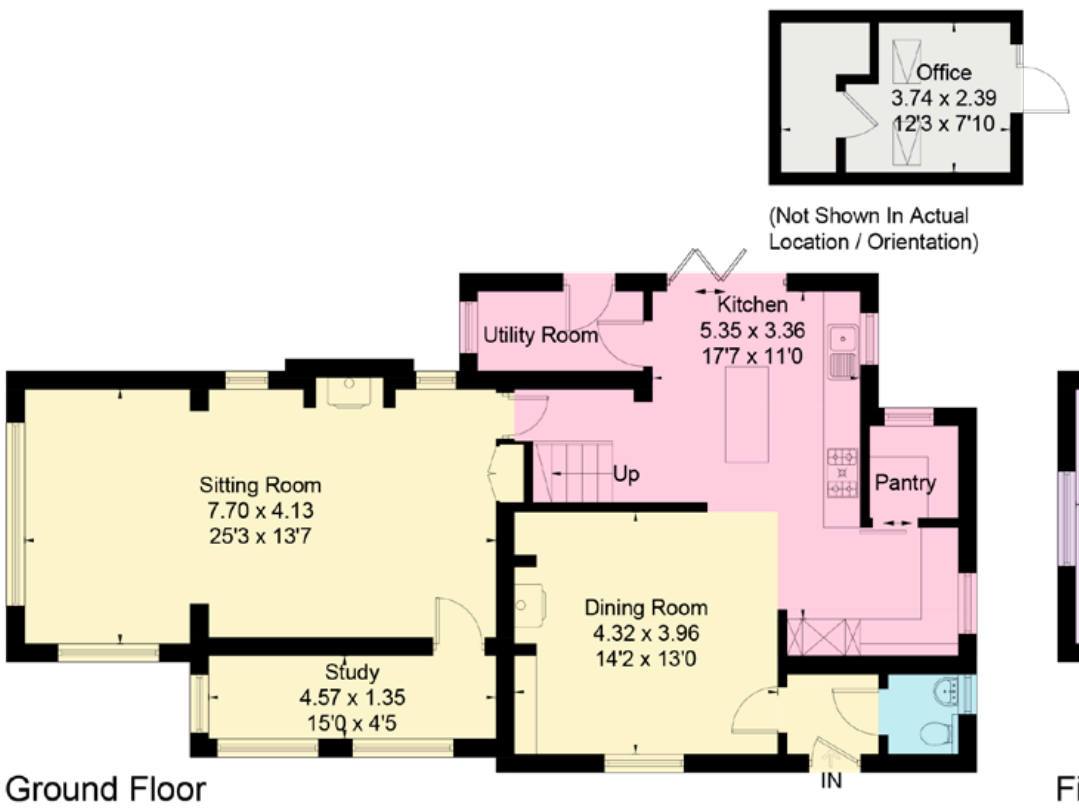
The main bedroom is triple-aspect and has an adjacent shower room and bedroom 6/dressing room.

There is a charming, part-walled garden which is wonderfully private; it is mainly laid to stone with a small lawned area.

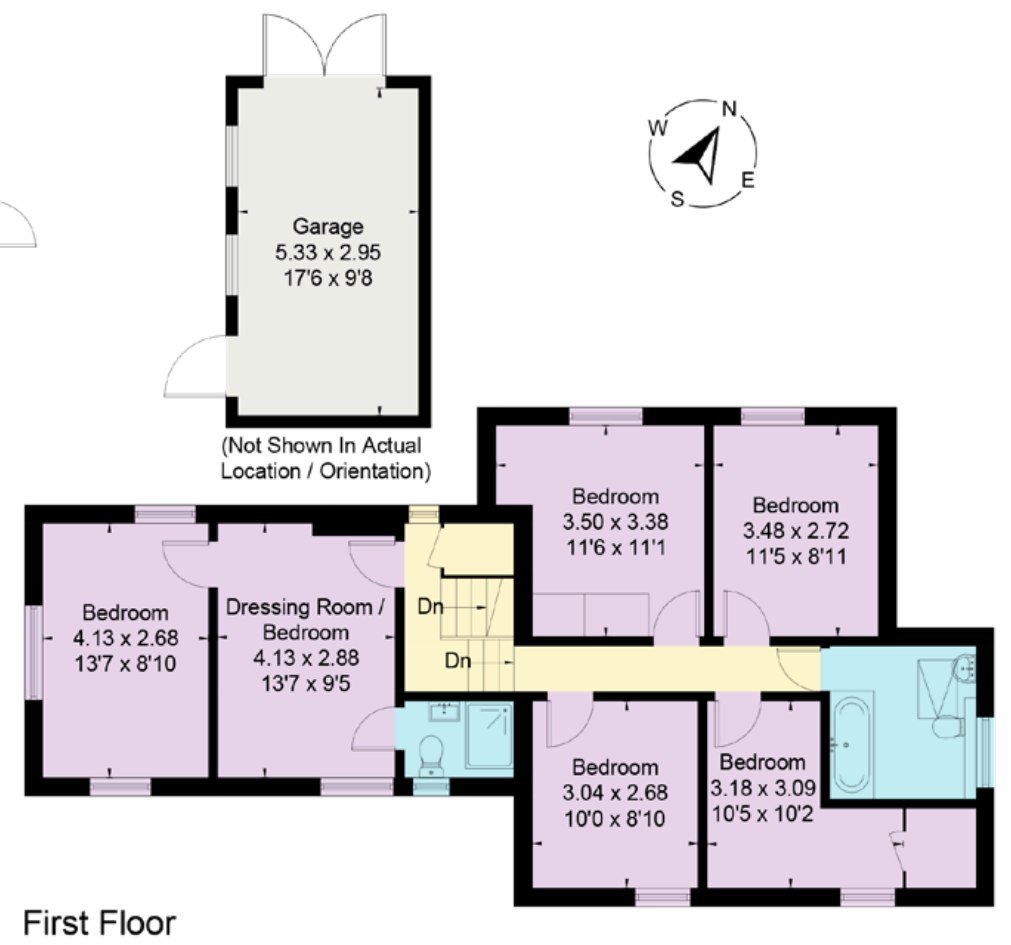
The studio/office provides great space for a home office, gym or music room.

There is an area of garden at the front of the cottage with off-road parking and a single garage.





Approximate Gross Internal Area
Main House - 176.8 sq m / 1903 sq ft
Outbuilding = 25 sq m / 269 sq ft
Total = 201.8 sq m / 2172 sq ft



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.

We would be delighted
to tell you more.

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