



Rose Cottage 4 Blandys Hill Kintbury Hungerford Berkshire RG17 9UE

# Rose Cottage 4 Blandys Hill Kintbury Hungerford Berkshire RG17 9UE

**Price Guide £875,000 Freehold**

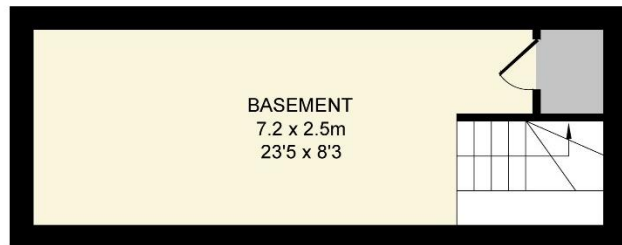
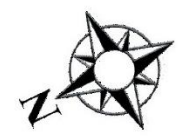
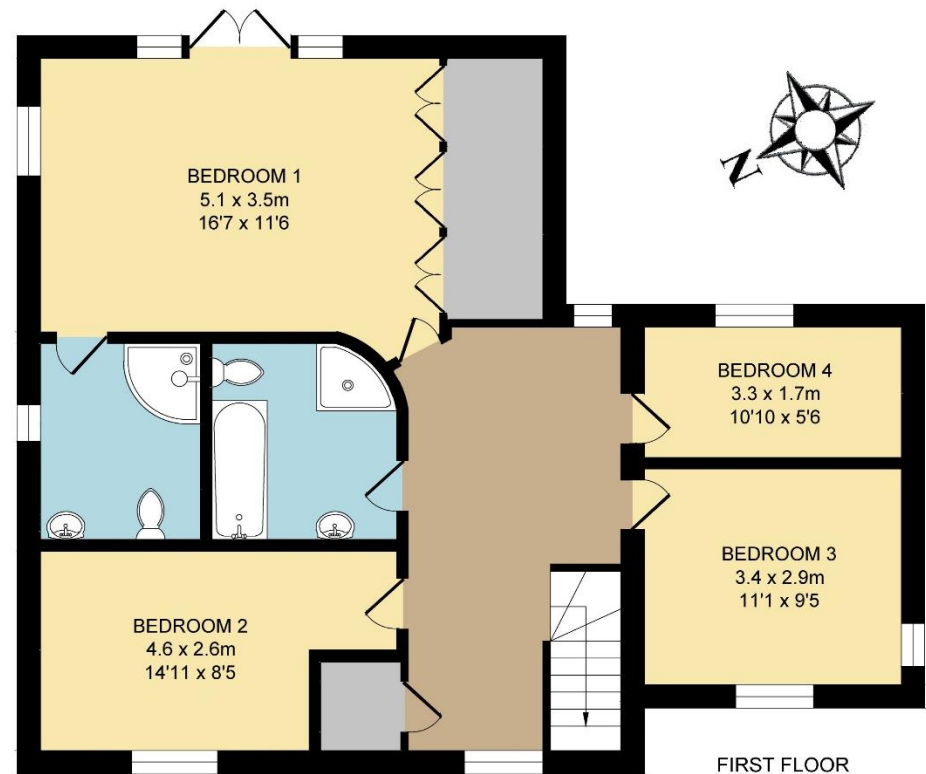
Rose Cottage was built in traditional cottage style in old stock bricks and handmade clay tiles by the present owners nearly twenty years ago. Located on the edge of this sought after village which boasts a couple of village shops, a primary school, sports and recreational facilities, two popular pubs, doctors' surgery and active village halls. A five-minute walk to the station with a direct link to London Paddington only an hour away. Hungerford (4 miles) and Newbury (7 miles) provide a wider range of shopping facilities. On the doorstep of some beautiful walks including the Kennet and Avon Canal paths. The property sits in an elevated position enjoying some of the best panoramic views in West Berkshire.

The well-appointed accommodation is of thoughtful design and still captivating modern living, comprising Entrance Hall, Ground Floor Shower Room, Stairs down to the Basement/ Cellar, the fabulous Family Room / Kitchen with Aga stove and Living Room with an open fireplace both lead onto the rear Garden, a Utility Room and Study complement the ground floor. On the first floor, there are four bedrooms with an En Suite Shower to the principal Bedroom which also benefits from unspoilt views through the balcony doors plus a Family Bathroom. Planning permission was granted previously to extend the property further.

Outside there are landscaped gardens mainly laid to lawn with a useful Workshop to the side and paved parking to the front of the property. The gardens extend to approximately a quarter of an acre.

Directions: Leaving the A4 Bath Road signposted Kintbury turn into Station Road. Proceed over the small bridges and railway crossing which then leads up to the village centre. Upon reaching the crossroads by the corner shop turn left into Inkpen Road. Proceed to the top of the hill and the road bears right into Blandys Hill and Rose Cottage will be found a short distance along on the left-hand side.





TOTAL APPROX. FLOOR AREA 178.0 SQ.M. (1916 SQ.FT.)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.halletts-estateagents.co.uk](http://www.halletts-estateagents.co.uk)

**Council Tax Band: F      £3099.96 pa**  
**Nearest Station: Kintbury      1.2 km**  
**Nearest Bus stop: Blandys Hill      0.0 km**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		

**NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract**

