



Flint Cottage 1 Elizabeth Gardens Kintbury Hungerford Berkshire RG17 9TB

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Price Guide £875,000 Freehold

Flint Cottage is a fantastic large family-size home built in traditional cottage style with flint stone elevations. It is located on a corner plot within a small cul-de-sac on the edge of this sought-after village. It boasts a couple of village shops, a primary school, sports and recreational facilities, two popular pubs, doctors' surgery, and active village halls. A few minutes 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 well-appointed accommodation is of thoughtful design and still captivating modern living, comprising Entrance Hall, Cloakroom, Sitting Room with an open fireplace leading onto the rear west facing Garden, and Study. Dining Room, the hub of the house is the fabulous Kitchen Breakfast Room complemented with a Utility Room. On the first floor, there are Four generous Bedrooms with an En Suite Shower to the principal Bedroom plus a Family Bathroom.

Outside there is a private West facing Garden and being on a corner plot enjoys the sun most of the day mainly laid to lawn with a Double Garage to the rear plus a newly erected Pod Studio Home Office neatly hidden to the side of the property.

The property is presented in excellent condition throughout.

Viewing is Highly Recommended

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. Take the first turning left into Newbury Street. Proceed to the top of the hill and the mini roundabout take the second turning into Holt Road and Elizabeth Gardens will be found on your left.





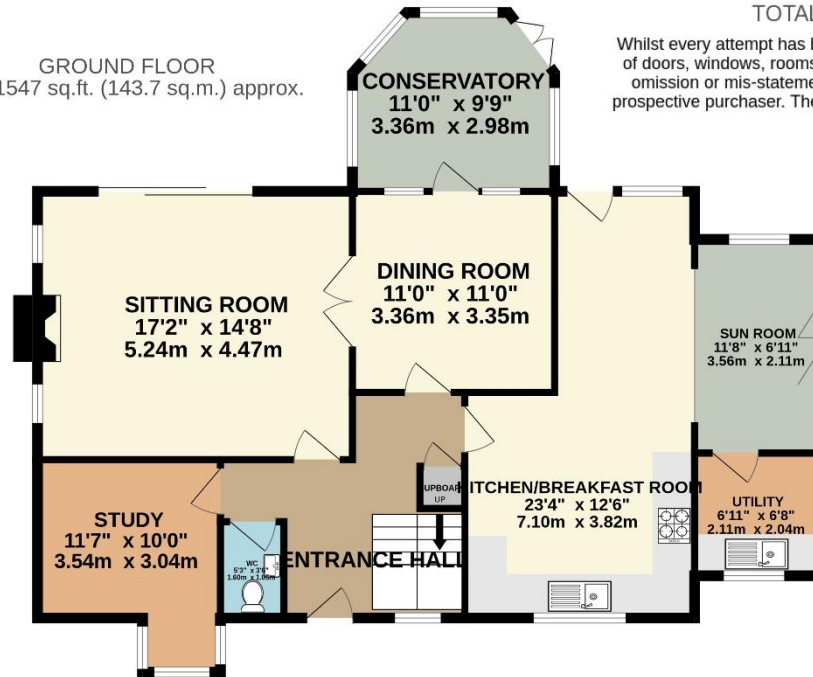
Council Tax Band: G £3744.86 pa

Nearest Station: Kintbury 0.6 km

Nearest Bus stop: Holt Road 0.0 km

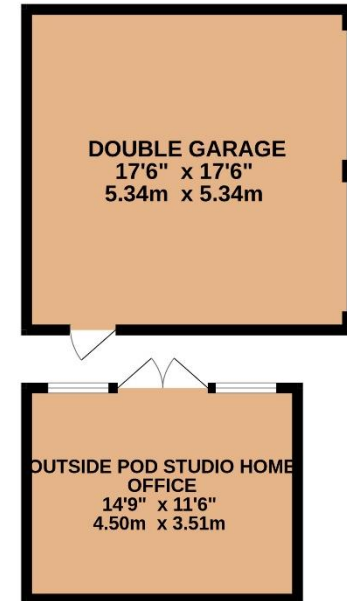
NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing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

GROUND FLOOR
1547 sq.ft. (143.7 sq.m.) approx.

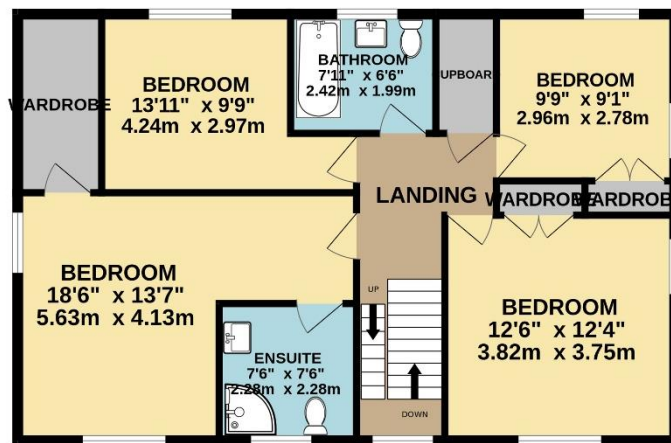


TOTAL FLOOR AREA : 2382 sq.ft. (221.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 58 D | |

