



Bendor House

3 Church Street, Kintbury, Berkshire, RG17 9TR



Coming to the market for the first time in over 50 years, a spacious three bedroom property with a plethora of character and parking for two cars, in the heart of Kintbury.

114 High Street, Hungerford, Berkshire RG17 0LU

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Entrance hall | Dining room with fireplace | Kitchen/breakfast room | Garden room | Pantry | Dual aspect sitting room | Sun room | Utility area
 Cloakroom | Master bedroom with fitted wardrobes | Double bedroom with study/dressing room | Double bedroom | Store room | Family bathroom
 Separate cloakroom | Double glazing | Oil central heating | Courtyard garden | Off street parking for two cars | Workshop | Cellar

Offers in excess of £725,000

SITUATION

The property is in the heart of the picturesque village of Kintbury with plenty of open countryside nearby. Village facilities include doctors' surgery, primary school, public houses, post office/corner shop, antique shop and sports club. Kintbury has a railway station with direct trains to London (Paddington). Newbury is about 6 miles away, Hungerford about 3 miles and the M4 is available at Junction 13 (eastbound) and Junction 14 (westbound) both about 6 miles distant.

DESCRIPTION

Formerly a family home adjoining their then owned local petrol station and workshops (see photo on next page) this property comes to market for the first time in over 50 years providing an extensive home in the heart of Kintbury. Accommodation comprises entrance hall with exposed beams, dining room with feature fireplace,

kitchen/breakfast room with plentiful storage, garden room, pantry and dual aspect living room with feature fireplace. Upstairs there is a master bedroom with fitted wardrobes, double bedroom with adjoining study/dressing room, double bedroom, store, cloakroom and family bathroom with bath and separate shower. The property has oil central heating and double glazing with sash windows being a feature of the property. There is a useful workshop which would have formerly been a garage and a cellar accessed from the hallway. Outside there is low maintenance courtyard garden and parking spaces for two cars. Viewing strongly recommended, this property is being sold with no onward chain.

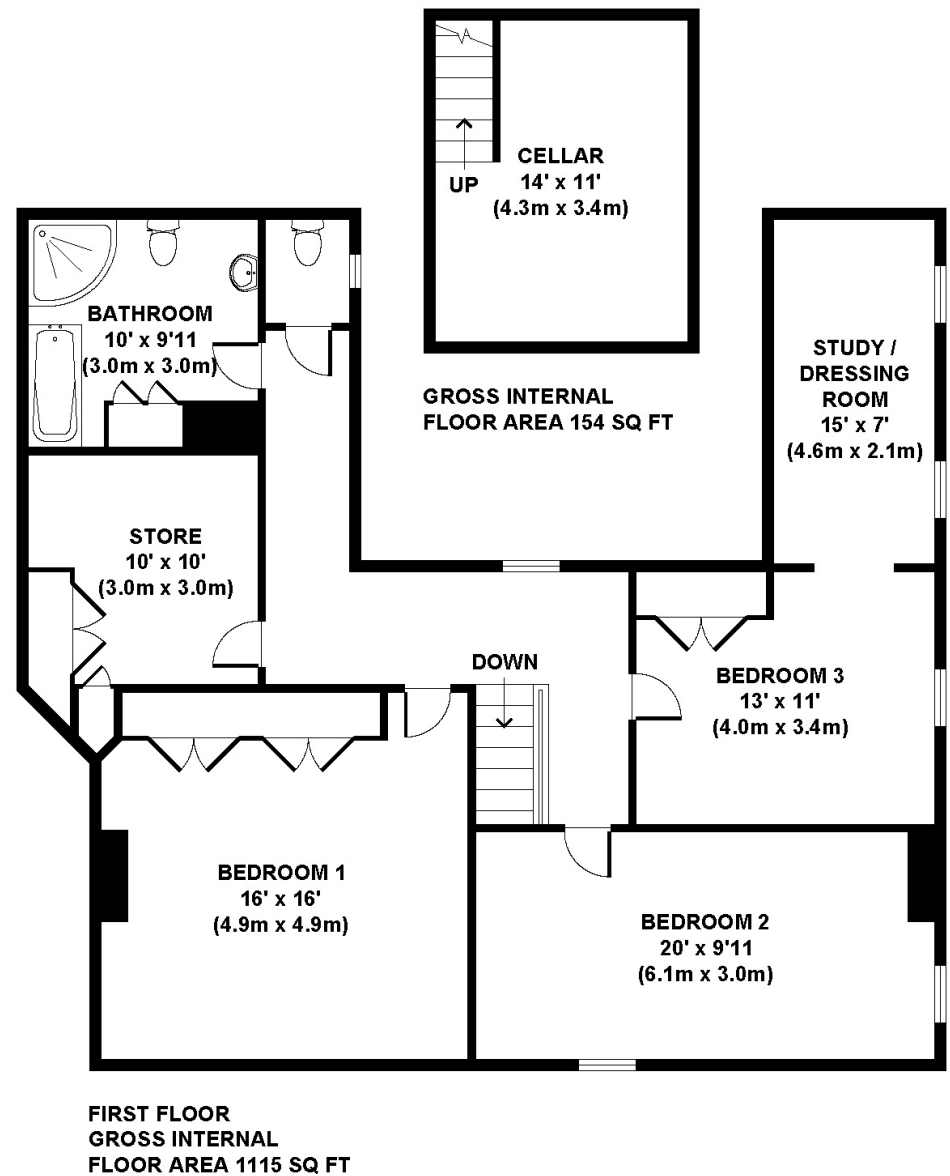
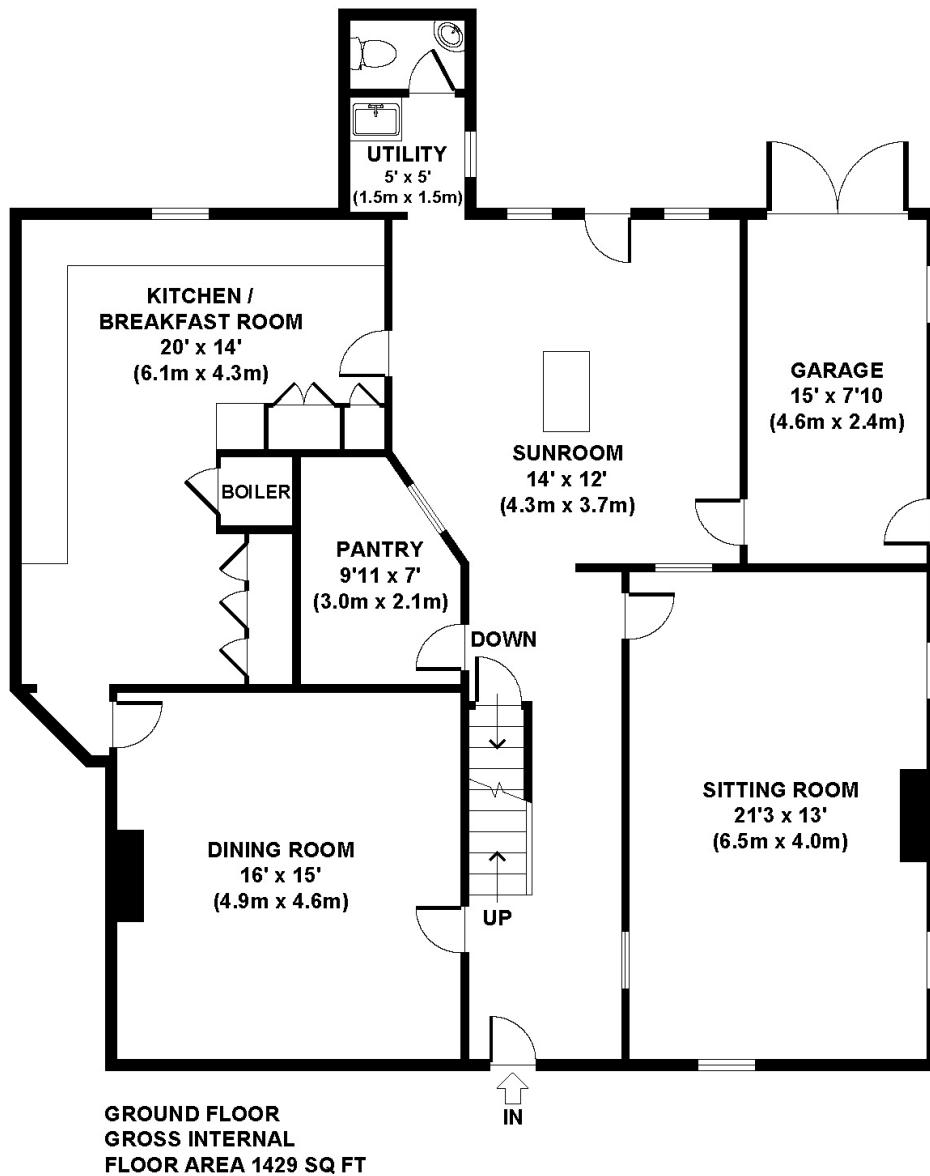
COUNCIL TAX

Band E £2,746.23 for year 2024/2025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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