



4 Barn Close,
Kintbury, Berkshire, RG17 9YU



A well presented three bedroom house with two reception rooms and driveway parking, situated in the picturesque village of Kintbury.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

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www.nyeandco.co.uk

Entrance hall | Downstairs cloakroom | Modern kitchen with large store cupboard | Open plan living/dining room with fire
Second reception room | Three good size double bedrooms | Family bathroom with shower over bath | Double glazing
Electric night storage heating | Driveway parking for two cars | Rear garden with patio, lawn, storage and rear access

Price £399,995

SITUATION

The property is in the sought after 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

Accommodation comprises entrance hall, downstairs cloakroom, open plan living /dining room with open fire and doors onto the garden, modern kitchen with a large storage/pantry cupboard and versatile second reception room which

could easily be used as a play room or study. Upstairs there are three well proportioned double bedrooms and family bathroom with shower over the bath. The property has wooden double glazing and night storage heating. To the front of the property there is driveway parking for two cars. The south facing rear garden has a patio, lawn and storage and there is useful rear access.

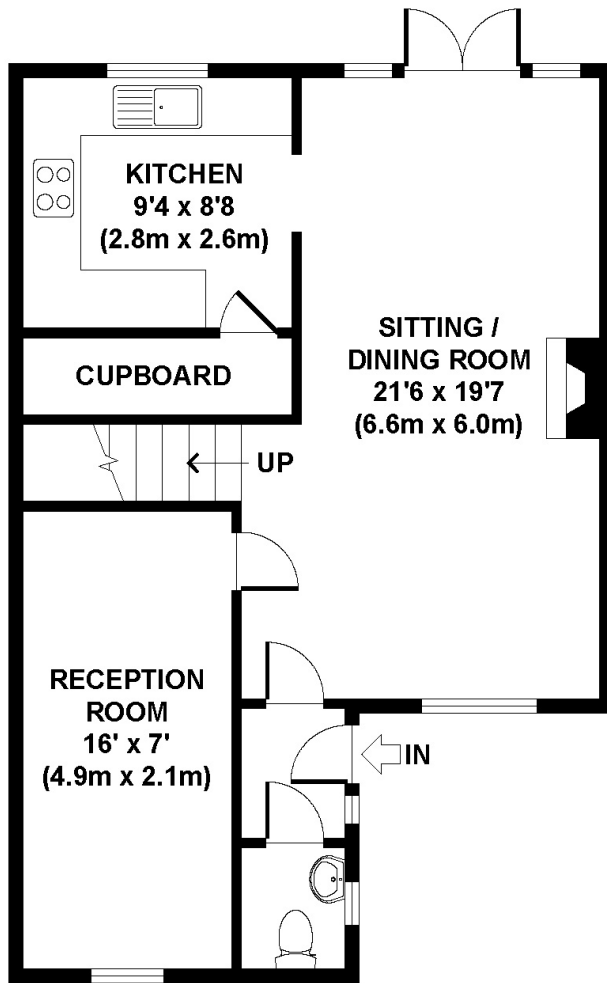
COUNCIL TAX

Band D (West Berkshire)

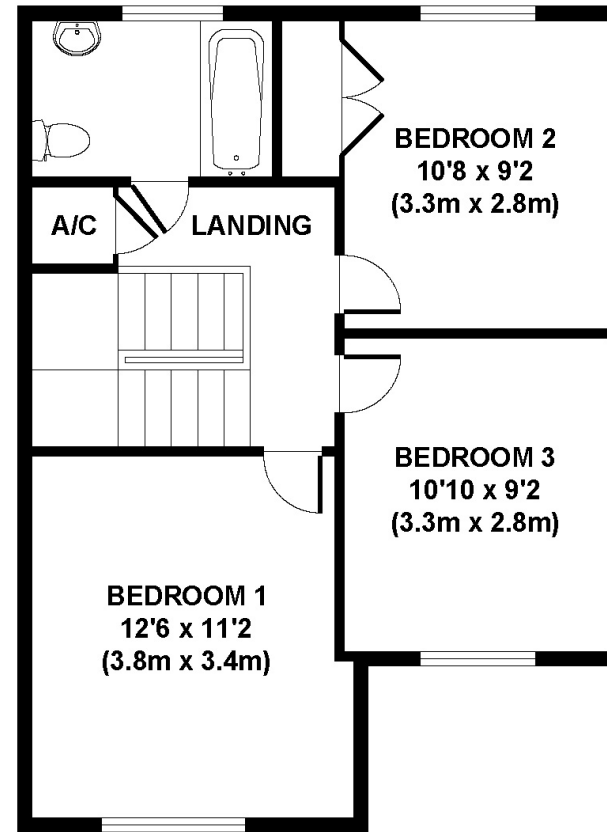
DIRECTIONS

From the A4 proceed into Kintbury, over the level crossing and turn left into Newbury Street. Take the first turning on your right hand side into Barn Close and the property can be found on your left hand side, easily identified by one of our For Sale boards.

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



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 528 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 485 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 1013 SQ FT / 94 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.draftingfloorplan.com

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