



Briar Cottage

Pottery Lane, Inkpen, Berkshire, RG17 9QA



A beautifully presented four bedroom detached house with double garage, situated in a private plot in the desirable village of Inkpen.

114 High Street, Hungerford, Berkshire RG17 0LU

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Entrance porch | Large entrance hall with wood burning stove | Beautifully presented kitchen with SMEG range cooker
Utility room | Living/dining room with doors onto the garden | Snug with wood burning stove | Study | Downstairs cloakroom
Master bedroom with en-suite shower room | Two double bedrooms | Single bedroom | Family bathroom

Price £3,750pcm

SITUATION

Inkpen is a desirable village with a public house and excellent walking, riding and biking with unspoilt countryside all around. The nearby market town of Hungerford is served by various shops and amenities including a swimming pool and sport centres, a nursery, primary and secondary school. Hungerford railway station has trains to London (Paddington) and junction 14 of the M4 is just three miles north of the town.

DESCRIPTION

This home has been lovingly refurbished to the highest standard and is presented in immaculate order. Accommodation comprises entrance porch, entrance hall with snug area around wood burning stove, stunning kitchen with SMEG range cooker, and useful utility room with a door onto the

garden. There is a lovely dining/living room with doors onto the garden, a snug with wood burning stove and a useful study. Upstairs there is a master bedroom with en-suite shower room, two further double bedrooms, single bedroom and family bathroom.

Outside there is driveway parking for multiple cars alongside a double garage. The garden wraps around the house with patio, lawn, a decking area and shed. The property has oil central heating and double glazing.

Pets considered. Furnishing considered.

Viewing strongly recommended. Available July.

COUNCIL TAX

Band G – West Berkshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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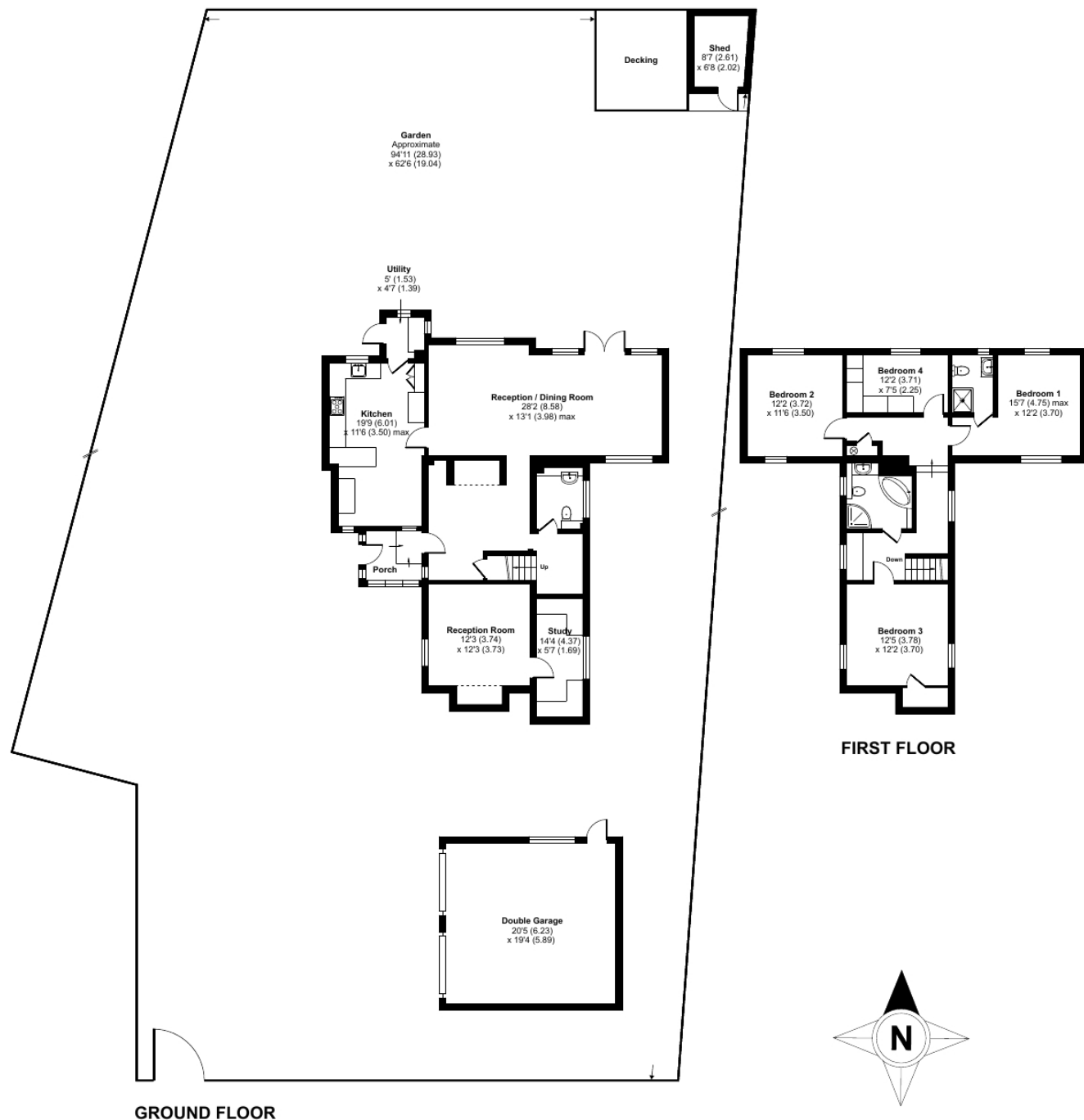
Approximate Area = 2051 sq ft / 190.5 sq m

Garage = 395 sq ft / 36.6 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 2500 sq ft / 232.1 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Nye & Co Hungerford Ltd. REF: 1278001



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