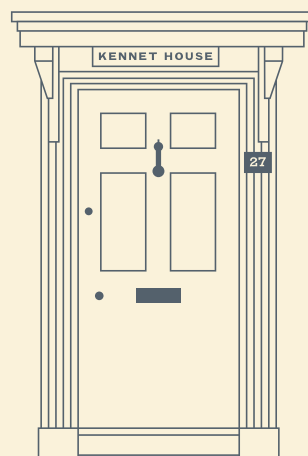


# KENNET HOUSE

KINTBURY, BERKSHIRE





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## KEY FEATURES:

Master bedroom with ensuite bathroom  
4 Further double bedrooms  
Family bathroom  
Shower room  
3 Receptions  
Spacious eat-in kitchen with AGA  
Downstairs WC  
Cellar  
Utility/boot room  
Off-street parking with electric wooden gates  
Pretty gardens  
Walking distance to Kintbury Station  
(London Paddington 55 minutes)  
No onward chain

*A spacious family home and a real village gem,  
oozing with period charm.*









THERE IS A SIMPLE AND PURPOSEFUL BEAUTY ABOUT KENNET HOUSE. OCCUPYING A PROMINENT POSITION AT THE HEART OF THE PRETTY BERKSHIRE VILLAGE OF KINTBURY, KENNET HOUSE WILL DELIGHT YOU WITH ITS CHARACTER, SPACE AND PERIOD CHARM. IT'S ONE OF THOSE REALLY SPECIAL HOUSES WITH A WARM AND WELCOMING ATMOSPHERE WHICH MAKES YOU FEEL AT HOME AS SOON AS YOU WALK IN.

Many of us dream of owning the perfect country property, where we can spend winter evenings in front of a roaring fire and summer days pottering in the garden, but stay within easy reach of London for work and/or fun. This is all a reality at this gorgeous home: you can live at the heart of the country's most sought after villages (according to the Sunday Times), and enjoy a short stroll to the station and be at London Paddington in just over an hour.

Steeped in 400 years of history, the main part of this handsome Grade II listed property is thought to date from the 17th Century, with a later wing added around 1850. Kennet House's elegant façade is straight out of a Jane Austen novel, with graceful proportions and pretty wisteria framing the front door in the summer. Inside, the home does not disappoint, and you'll find warm elegance and effortless style in abundance. With a superb master bedroom suite, four further double bedrooms, an enormous family bathroom, three reception rooms and a spacious kitchen, it's larger inside than you might expect, and the effortless flow of the rooms offers the perfect balance of formal and casual family living.

This is a fantastic family home where children can have plenty of space and freedom, dogs can lie on the lawn and parents can kick back, relax and entertain friends. Enter the house through the electric wooden gates and onto the driveway with space for four cars. Across the pretty cottage garden with a good range of shrubs and flowers, the stable door opens into Kennet House's welcoming hallway.







YOU'LL BE DRAWN FIRST TO THE KITCHEN – THE REAL HEART OF THIS HOME. WARMED BY THE OBLIGATORY AGA, YOU'LL NOTICE THERE IS PLENTY OF CUPBOARD AND STORAGE SPACE IN THIS KITCHEN, PLUS A NEFF DOUBLE OVEN FOR CONVENIENCE.

There's acres of worksurface for food preparation (the current owner is a professional cook so the set up will please even the most discerning home chef), a ceramic hob, fridge and Bosch dishwasher. Family and friends can gather around the farmhouse table for morning coffee, homework or casual kitchen suppers.

Just off the kitchen is a useful utility/boot room, which can be accessed directly from the garden so muddy wellies, kids and dogs can be easily dealt with. There's yet another oven and hob in here, plus extra storage space for food or kitchen equipment and space for a washing machine and tumble dryer. The first of two staircases leads upstairs from this room too. The children's playroom is found just off this room and is a perfect space to enjoy toys, books, TV and computer games. This room would also make an excellent home office thanks to its quiet location at the end of the house and its pretty outlook over the garden.

The real star of this home (in our opinion) is the gorgeous sitting room, with an enormous working fireplace as its show-stopping centrepiece, complemented by the charming exposed timber beams and original wooden floors. This room is filled with light thanks to its high ceilings and double aspect windows. At the far end of the sitting room, French doors lead onto the outside patio – perfect for entertaining on a summer's evening when you can wander in and out with a glass of something cold.















THE ELEGANT DINING ROOM HAS A TABLE LARGE ENOUGH FOR EIGHT AND A PICTURE WINDOW OVERLOOKING THE FRONT OF THE PROPERTY. THERE'S ANOTHER OF THOSE GORGEOUS FEATURE FIREPLACES IN HERE AND MORE OF THOSE LOVELY EXPOSED TIMBER BEAMS: THIS ROOM IS SURE TO IMPRESS YOUR DINNER GUESTS!

There are two staircases to choose from when you want to go upstairs! The main staircase leads to the elegant and tranquil master bedroom suite – an oasis of calm with vast proportions and a spacious en-suite where you can close the door at the end of the day and relax in the tub. There are built-in wardrobes in both the bedroom and en-suite so you won't be short of storage space.







THERE ARE FOUR FURTHER DOUBLE BEDROOMS UPSTAIRS, ALL BEAUTIFULLY PRESENTED AND VERY SPACIOUS. BEDROOMS 3 AND 4 CAN INTERCONNECT IF CHILDREN WANT TO SHARE YET HAVE THEIR OWN SPACE.

Once the door is closed, each room can be individually accessed via the front or rear staircase. Bedroom 5 at the rear of the house makes a perfect guest suite, nanny's quarters or granny annexe. There's plenty of space, built-in wardrobes, its own adjoining shower room and access via its own staircase.

Kennet House has a very pretty and surprisingly large garden for a village property. The driveway has parking for several cars, there's a spacious enclosed lawn for children to play, and a sheltered patio area for outside entertaining. The property has planning consent for a two storey triple garage.







Approximate gross internal area:

Ground floor = 148.9 sqm / 1603 sqft

First floor = 148.0 sqm / 1593 sqft

Cellar = 25.3 sqm / 272 sqft

Total = 322.2 sqm / 3468 sqft

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © CJ Property Marketing Ltd, produced for Stowhill Estates.

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Photographs taken on 1st March 2019. Brochure prepared on 12th March 2019.





KINTBURY IS ONE OF THOSE COVETED BERKSHIRE VILLAGES REGULARLY TALKED ABOUT IN THE SUNDAY PAPERS. OFFERING ALL THE DELIGHTS OF RURAL LIVING YET WITH EXCELLENT ACCESS TO THE CAPITAL, IT'S NO WONDER KINTBURY REMAINS PERENNIALY POPULAR AS A PLACE TO LIVE.

You can really get away from it all at Kennet House, and be at the heart of village life, yet only a short walk away from the train station, where regular train services will whisk you into London Paddington in a little over an hour. Situated in an Area of Outstanding Natural Beauty, there is stunning countryside right on your doorstep. Enjoy a romp along the Kennet & Avon canal with the dogs, then drop into The Dundas Arms for a cracking Sunday Lunch.

There's a local primary and pre-school in the village, plus a village shop, doctor's surgery and butchers. For a wider range of shops and supermarkets, head to the pretty market town of Hungerford, just 4 miles away. Nearby Newbury also offers fantastic shopping (John Lewis is just one of the fantastic new shops in the Parkway Centre), plus a good range of restaurants, pubs, cinema and theatre. The M4 can be accessed via junction 13 or 14.

You're spoiled for choice when it comes to good schooling: St Gabriels, Cheam, Bradfield, Elstree, Down House and Marlborough College are all nearby.





STOWHILL ESTATES

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