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TRUSTED SINCE 1988

21 Holt Road, Kintbury RG17 9UY
Price: £615,000

Features.

-  3
-  4
-  2

Description.

Beautifully presented and cleverly extended four bedroom home with large garden and plenty of driveway parking within a short walk of the village centre and mainline rail station to London Paddington. The spacious property that is filled with light has been meticulously created by the current owners and offers spacious living inside and out.

The accommodation consists of entrance lobby, fabulous open plan kitchen/dining room with underfloor heating and access to the south-west facing patio and garden, living room, office with useful access to the garage and side of house, utility room, cloakroom, master bedroom with en-suite, two further double bedrooms, fourth bedroom and family bathroom. Outside the very private garden is laid mostly to lawn with two sheds, the larger measuring 14'10" x 9'3" and is connected to power and water. Benefits include garage with additional storage over, upvc double glazing and oil-fired central heating.



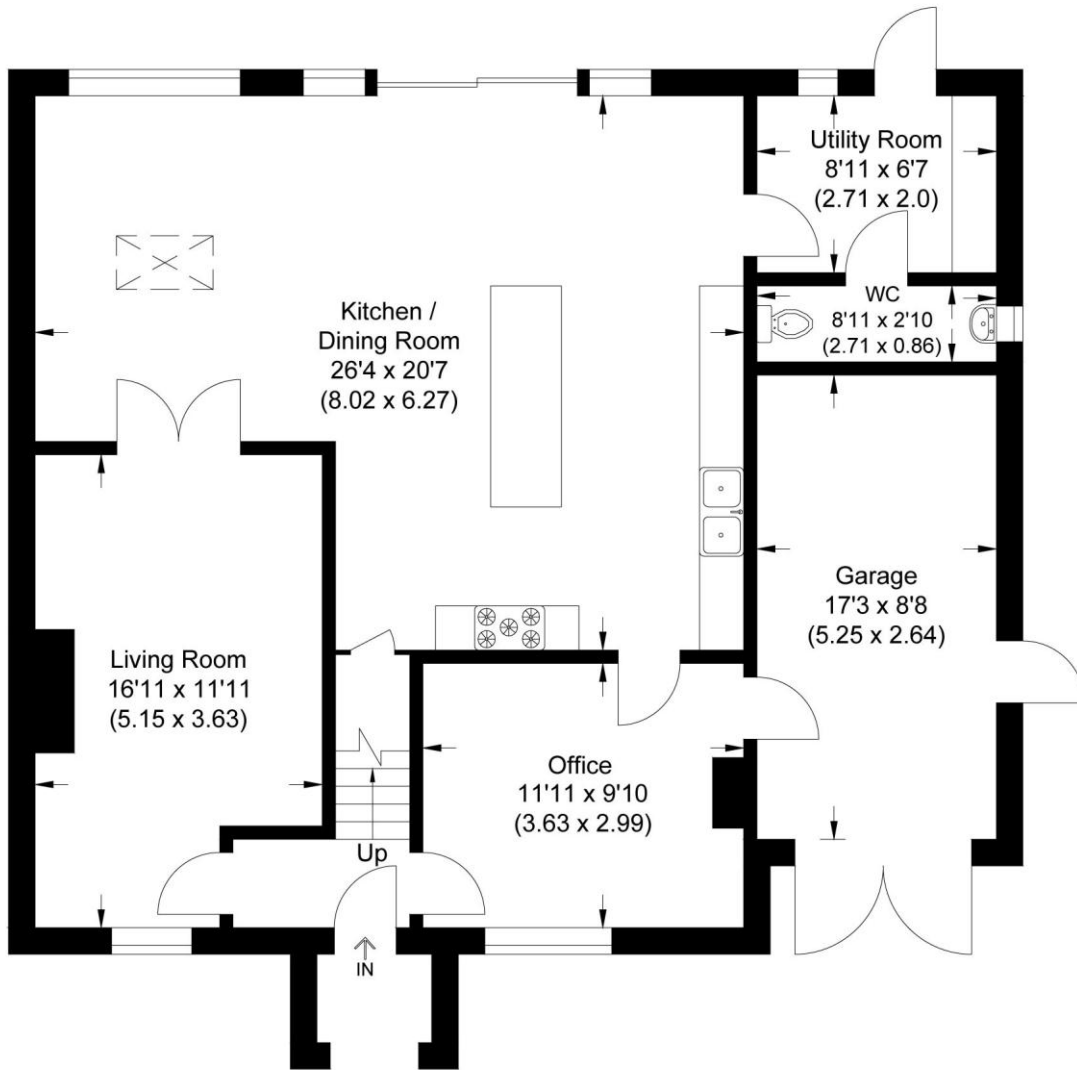
Location.

Kintbury is approximately nine miles from the A34/M4 junction and seven miles from Newbury with the fast mainline rail service to London Paddington. There is also a local rail station in Kintbury within walking distance with regular trains to Newbury, Reading and the West Country. Kintbury centre is an easy walk where you will find local pubs, hairdresser, village shop/post office, doctors surgery, primary school and church. There are wonderful countryside walks on the doorstep along the canal and river, and Hungerford is just over three miles away.

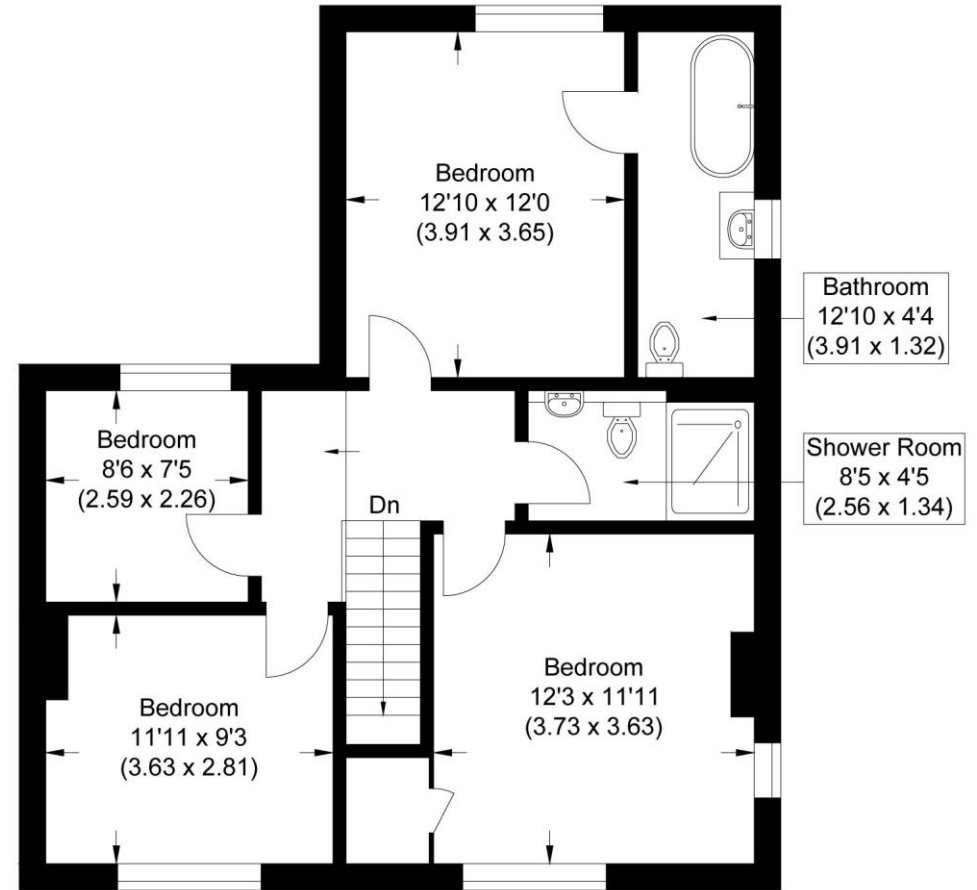




Approximate Gross Internal Area
161.19 sq m / 1735.03 sq ft
(Includes Garage)
Garage Area 13.86 sq m / 149.18 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: TBA

COUNCIL TAX BAND: C
2026/2027: £2,193.53.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk