



# Gallants View

Lower Green, Inkpen, Hungerford, Berkshire, RG17 9DW

marc allen



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## Guide £615,000

An attractive detached cottage situated in a favourable village location.

### Description

The cottage sits very nicely within the plot with good frontage and a lovely rear garden. The cottage retains great character throughout and includes an enclosed porch and hall area, a wonderful sitting room with exposed beams, inglenook fireplace and wood burning stove. The kitchen is very tastefully fitted to include some integrated appliances, and opens in to the dining room to create a very sociable space. There is generous shower room fitted in a contemporary style. The stairs lead from the rear hall to the first floor where there are currently two bedrooms, one of which has a range of fitted wardrobes. Outside there are mature gardens to the front and to the rear, with good driveway parking. There is also a utility room and studio/ store to the side, both of which have external access. A viewing is strongly advised to fully appreciate the lifestyle opportunity that the cottage offers as it is, together with the potential to create a larger village home if required. NO ONWARD CHAIN.

### Inkpen

Inkpen is a village south east of Hungerford with its own 13th century church, village hall, primary school and public houses. There is a railway station at Kintbury, approximately 3 miles away, with service to Newbury, Reading and London (Paddington). The M4 can be joined at junctions 13 or 14.

### Directions

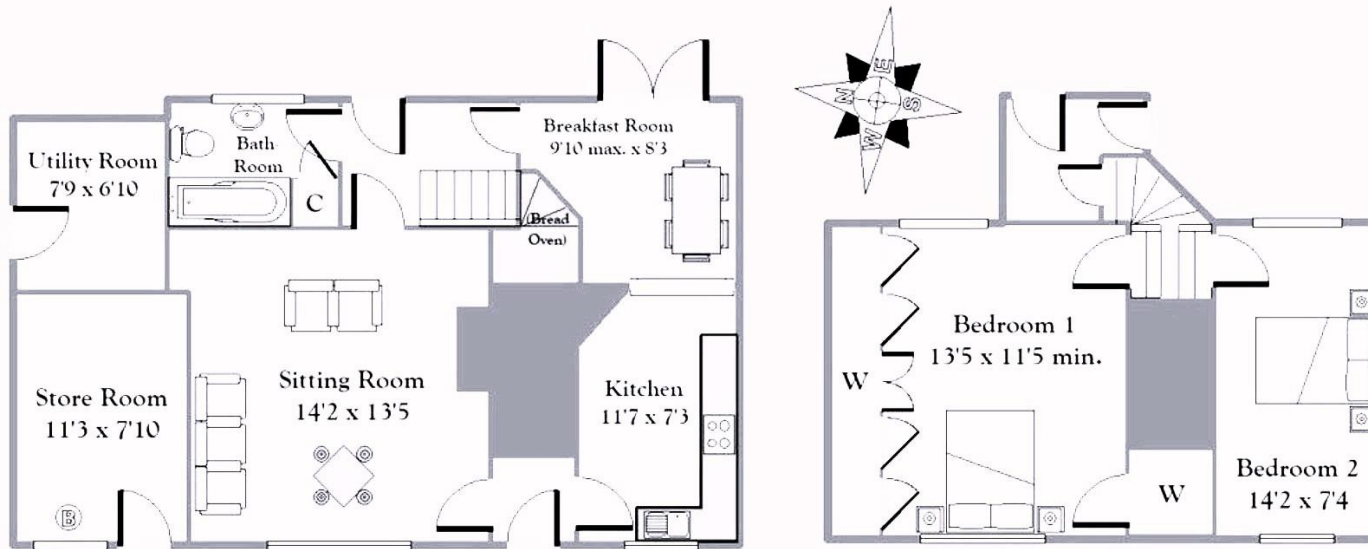
From our office, turn right down the High Street and right at the mini roundabout onto Park Street, then turn right, sign posted Inkpen. Follow along to the Craven Road and Gallants View will be found straight ahead on the right hand side.



- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Rear Hall
- Shower Room
- Two Bedrooms
- Utility Room
- Studio/Store
- Gardens
- Driveway
- Detached Brick Built Store
- Planning to Extend Application No.20/02630/House
- Double Glazing
- Oil Fired Heating



## Gallants View, Lower Green, Inkpen



APPROX. GROSS INTERNAL FLOOR AREA 992 sq.ft. (92 sq.m)



To view this property call Marc Allen Estate Agents on **01488 685353**

### Enclosed Porch

Door to:

### Entrance Hall

### Sitting Room

Fabulous Inglenook fireplace with a beam over and wood burning stove. Exposed beams, painted to maximise light. Oak finish flooring.

### Kitchen

Tastefully fitted with a range of shaker style units with drawers, solid wood worktops over and tiled surrounds. Built in electric oven, ceramic hob and extractor over. Integrated dishwasher and fridge. Sink unit with a mixer tap. Under unit lighting. Opening to:-

### Dining Room

Original bread oven. Oak finish flooring. Doors to garden.

### Rear Hall

Door to garden. Stairs to first floor.

### Shower Room

Nicely fitted in traditional white to include a generous shower enclosure, wash hand basin with a cupboard below and wc. Tiled floor. Extractor fan. Built in cupboard.

Staircase gives access to landing

### Bedroom 1

Built in wardrobes.

### Bedroom 2

### Outside

There are large mature gardens and the cottage sits very nicely within the plot. Double five bar gates lead to a generous gravelled driveway for off road parking, lawn, trees and hedging. At the rear there is a wide gravelled terrace, directly to the rear of the cottage, leading to a lawned garden which has been levelled and landscaped with new fencing to create a lovely backdrop. There is a detached brick built store, and attached to the cottage there is a useful utility room and studio/store, both of which are independently accessed from outside.

### Planning Consent

Consent to extend has been granted under Application No. 20/02630/House for a two storey extension. This would create a larger kitchen/dining/family area, a further bedroom and a first floor bathroom.

### Services

Mains water and electric. Septic tank drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.



