

**7 FORGE CLOSE
KINTBURY**



7 Forge Close Kintbury, Hungerford, RG17 9XX

£410,000

Approximately 0.2 Miles to Kintbury Railway Station

Approximately 3.2 Miles to Hungerford

Approximately 6.2 Miles to Newbury

- Freehold
- Grade II Listed Cottage
- Central Village Location
- Short Walk to The Railway Station
- Charming Sitting/Dining Room With Exposed Beams and Large Fireplace Housing a Wood Burner
- Modern Kitchen With Built In Oven & Hob
- Family Shower Room
- Two Comfortable Bedrooms
- Wonderful Front and Rear Gardens



Situation

The thriving village of Kintbury is well served by a range of facilities including doctors' surgery, primary school, pubs/restaurants and sports clubs. There is also a well stocked corner shop with post office and hairdressers. The pretty market towns of Hungerford and Newbury are easily accessible. Hungerford which is famous for its antique shops also boasts two supermarkets, swimming pool and other useful amenities.



The Property

A charming Grade II Listed cottage tucked away in a quiet part of this most sought after village.

The accommodation includes a lovely open plan Living/ Dining room with exposed beams and a fireplace housing a wood burner. This room leads through to a well appointed Kitchen with a door onto the rear garden. A high quality Bathroom completes the ground floor.

Upstairs, there are two generous sized Bedrooms.

In all, a very special home with a welcoming atmosphere.

Outside

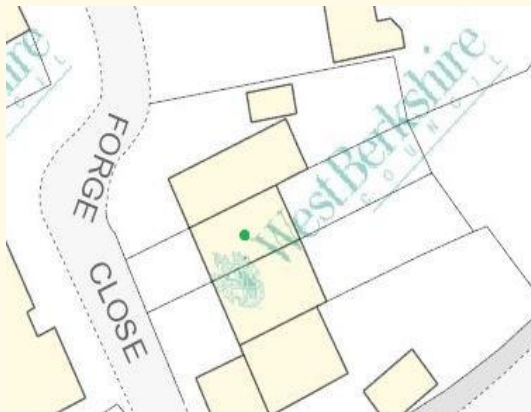
To the front there is a pretty garden with a path leading to the front door.

The rear garden is a particular feature and extends around 65' in length with established borders and a useful store shed.

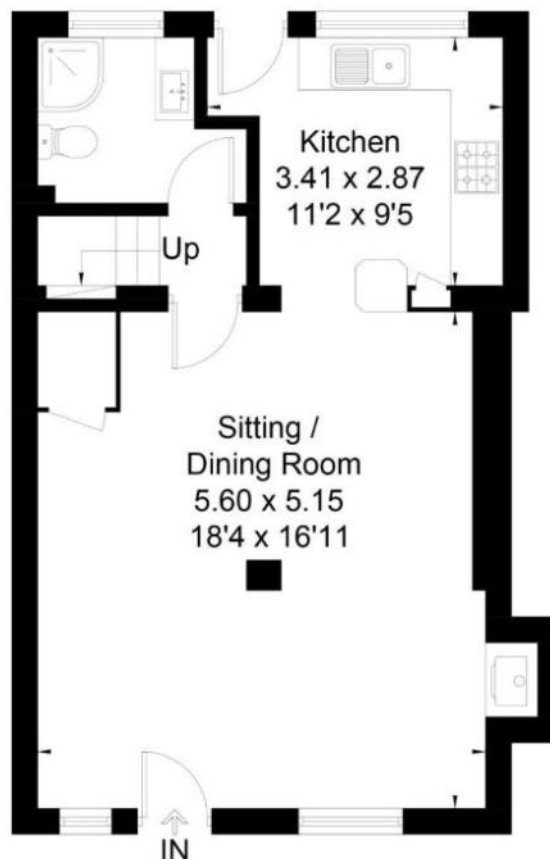
The cottage is located in a quiet private road with on street parking.





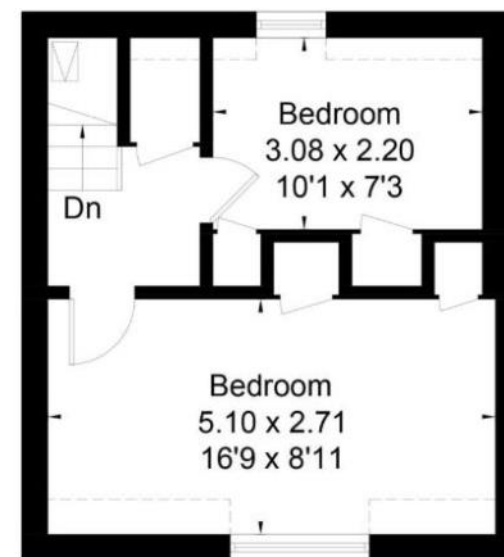


Approximate Floor Area = 75.2 sq m / 809 sq ft



Ground Floor

= Reduced head height below 1.5m



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110596

Services

Mains Electricity
Mains Water & Drainage

Council Tax Band: D

What 3 Words Location: ///engulfing.lamppost.plotted

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