



7 Forge Close
Kintbury, Berkshire, RG17 9XX





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Guide £410,000

A charming Grade II listed period cottage set in a delightful private lane in the popular village of Kintbury.

Description

The interior is full of character with an attractive fireplace and exposed beams together with modern kitchen, bathroom and heating. The ground floor is mainly open plan which provides light and space. Outside there are beautiful cottage gardens to the front and rear.

Kintbury

Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, public houses and sports hall. The M4 motorway can be joined at junctions 13 or 14 and there is a rail service to Newbury, Reading and London (Paddington).

Directions

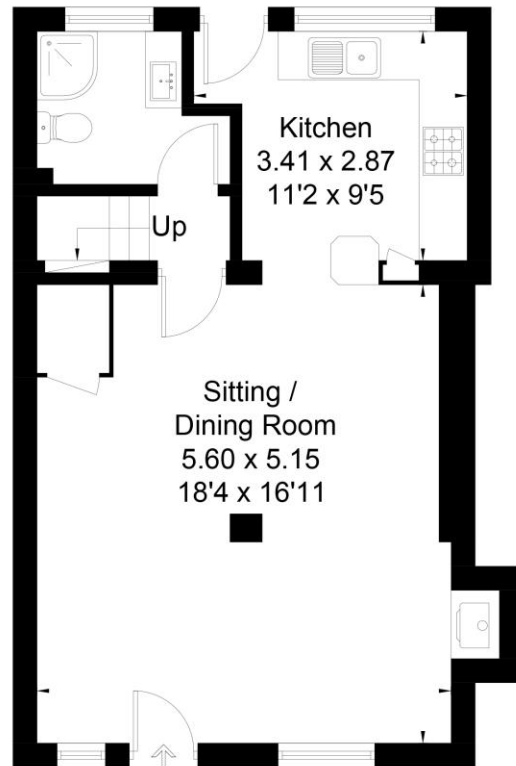
From our office, turn right down the High Street, first right into Park Street and continue over the common to Kintbury. Pass through the centre of the village and Forge Close will be found on the left hand side just after Tweasles Hairdressers.

- Sitting Room/Dining Room
- Fitted Kitchen
- Excellent Order
- Bathroom with Shower
- Two Bedrooms
- Lovely Cottage Gardens
- Walking Distance to Village Centre and Train Station
- Private Parking for Two Vehicles to the Front of the Property



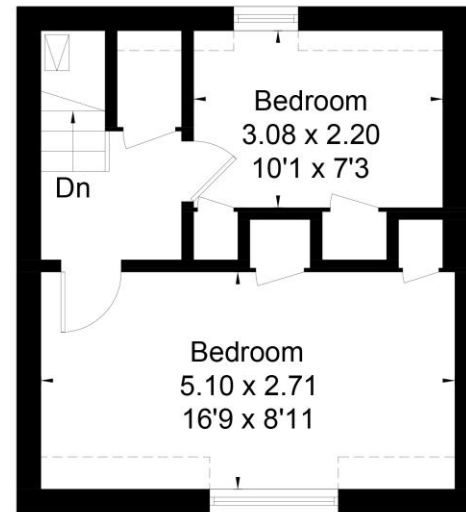


Approximate Floor Area = 75.2 sq m / 809 sq ft



Ground Floor

= Reduced head height below 1.5m



First Floor



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

Front door to:-

Sitting Room/Dining Room

Approx 18' 2" (5.54m) max x 16' 10" (5.13m). A lovely room with exposed beams and a brick fireplace housing a wood burner. Four wall light points. Electric radiator. Understairs cupboard. TV aerial point. Telephone point. Opening to:-

Kitchen

9' 5" (2.87m) x 9' 3" (2.82m). Fitted with a range of shaker style wall and base storage units with concealed lighting, glass fronted cupboards, drawers and solid wood surfaces over. Tiled surrounds. Belfast sink. Larder cupboard. Built-in stainless steel finish electric oven, ceramic hob and a pull-out extractor over. Plumbing for automatic washing machine and dishwasher. Appliance space. Tiled floor. Door to garden.

Rear Hall

Bathroom

A white suite comprising fitted shower cubicle, wash hand basin and w.c. Tiled floor. Heated towel rail. Extractor fan. Electric fan heater.

Staircase with oak steps gives access to landing.

Built-in cupboard.

Bedroom 1

16' 8" (5.08m) x 8' 11" (2.72m). Built in wardrobe with storage above. Airing cupboard with hot water tank and immersion heater. Inset dressing table with a cupboard below. Electric radiator. Telephone point. Wall beams.

Bedroom 2

10' 1" (3.07m) x 7' 2" (2.18m). Built in wardrobe with overhead storage. Telephone point. Access to loft space. Wall beam.

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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.

At the front of the property is

A brick and flint wall with a gate leading to the cottage. There is a gravelled garden with established trees and shrubs. Log store.

At the rear of the property is

A garden of over 50' (15.24m) which includes an area of paving leading to a well-tended lawned garden with raised borders, shrubs, mature trees and a further block paved seating area. Outside light and tap. Timber shed.

Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



EPC not required.

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