



OLD HOME

High Street, Kintbury, Berkshire



A CHARMING, MODERNISED FAMILY HOME, IDEALLY POSITIONED IN A POPULAR VILLAGE BENEFITING FROM PRIVATE PARKING AND LOVELY REAR VIEWS

Old Home is a beautifully updated family home offering spacious living with stunning countryside views and off-road parking in a sought-after village location.

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Local Authority: West Berkshire Council
Council Tax band: E
Tenure: Freehold
Services: Mains electricity, water and drainage. Oil heating.
Post Code: RG17 9TL
What3Words: ///crystals.exporters.matter
What3words for parking: ///month.mistaking.overdrive

SITUATION

Old Home is situated in the heart of Kintbury, a popular village within a Conservation Area and an Area of Outstanding Natural Beauty. The house is within walking distance of the post office/shop, train station, doctor’s surgery and primary school. There are also two public houses and a church within the village.

Communications are excellent with trains from Kintbury to Paddington taking approximately 60 minutes. The A34 and J13 of the M4 are approximately 5 and 8.5 miles respectively.

A wider range of shopping, leisure and recreational facilities are available in Hungerford and Newbury. In addition to the village school there are a number of well-regarded state and independent schools in the area including St Bartholomew’s, Thorngrove, St Gabriels and Downe House.

Distances: Hungerford 3 miles, Newbury 8 miles, M4 J13 8.5 miles, Kintbury to London Paddington 60 minutes (All distances and times are approximate).

THE PROPERTY

The entrance hall leads to an open-plan kitchen and dining area, opening into a bright snug with French doors to a seating area and cosy sitting room with a wood-burning stove. A Playroom with a log burner completes the ground floor. Bifold doors from the kitchen lead to the garden. Also on this floor are a back hall, WC and stairs leading down to a tanked cellar.

Upstairs, the principal bedroom features lovely field views and an en suite with bath, shower and double basin. There are three further double bedrooms and a family bathroom.

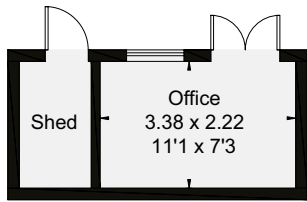




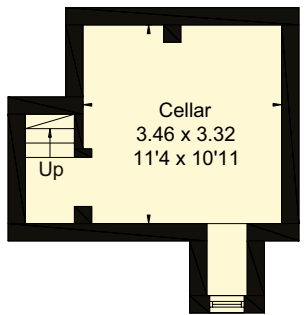
Mainly laid to lawn with mature flower beds, the garden includes a large patio, an office and a shed with storage heaters. It also boasts a gazebo seating area with far-reaching countryside views.

VIEWING

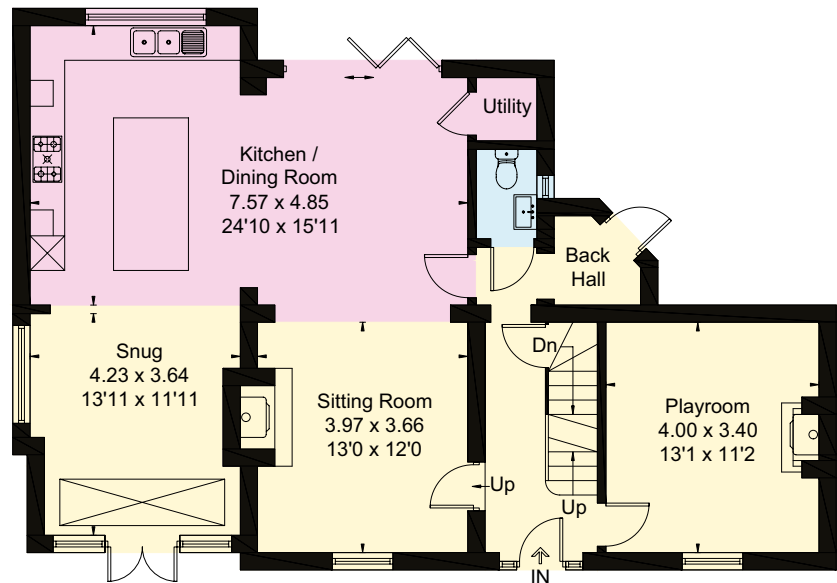
Viewing is only done by prior appointment with the agents.



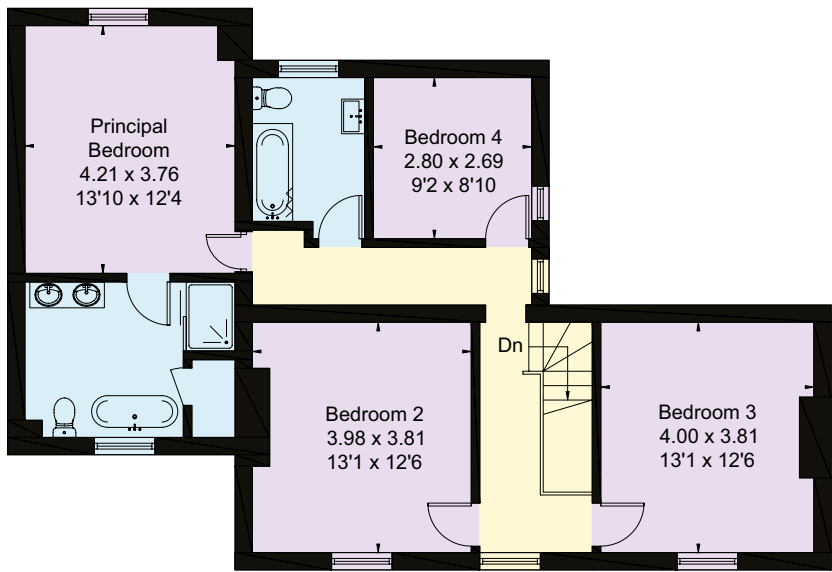
(Not Shown In Actual Location / Orientation)



Basement



Ground Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area = 198.9 sq m / 2141 sq ft
Outbuildings = 7.5 sq m / 81 sq ft
Total = 206.4 sq m / 2222 sq ft (Including Basement)

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 the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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