



**Features.**

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**Description.** An amazing opportunity to update and extend (stpp) a three bedroom bungalow on a good sized, level plot in a fabulous rural setting. Locally there are miles of footpaths, a great pub, and Kintbury village is not far.

The accommodation consists of entrance hall, dining room, kitchen with woodburner, living room, three double bedrooms and family bathroom. Outside, the well kept rear garden backs onto a field, and to the front there is another good sized lawn and driveway parking. Benefits include upvc double glazing and electric heating. Please note the garage requires replacement.



**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 with regular trains to Newbury, Reading and Hungerford. Kintbury centre is where you will find local pubs, hairdresser, village shop/post office, doctors surgery, primary school and church.



Approximate Gross Internal Area  
89.41 sq m / 962.40 sq ft  
(Excludes Garage)  
Garage Area 23.14 sq m / 249.07 sq ft

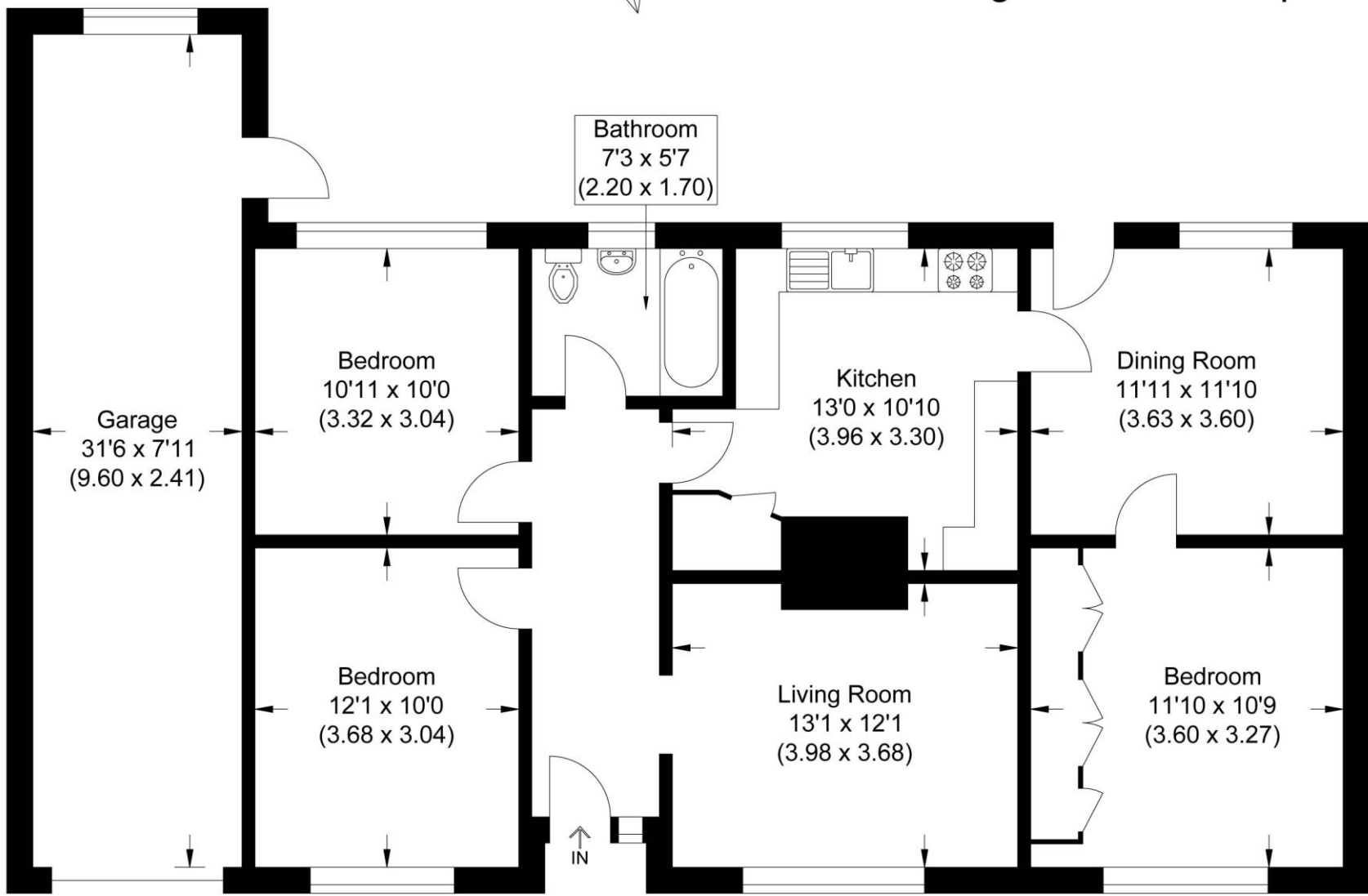



Illustration for identification purposes only, measurements are approximate, not to scale.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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: D**

**COUNCIL TAX BAND: D**  
2026/2027: £2,440.85.

**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.

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