



DOWNER & CO

TRUSTED SINCE 1988

26 Kiln Drive, Curridge RG18 9EG
Price: £650,000

Features.

- 3
- 4
- 2

Description.

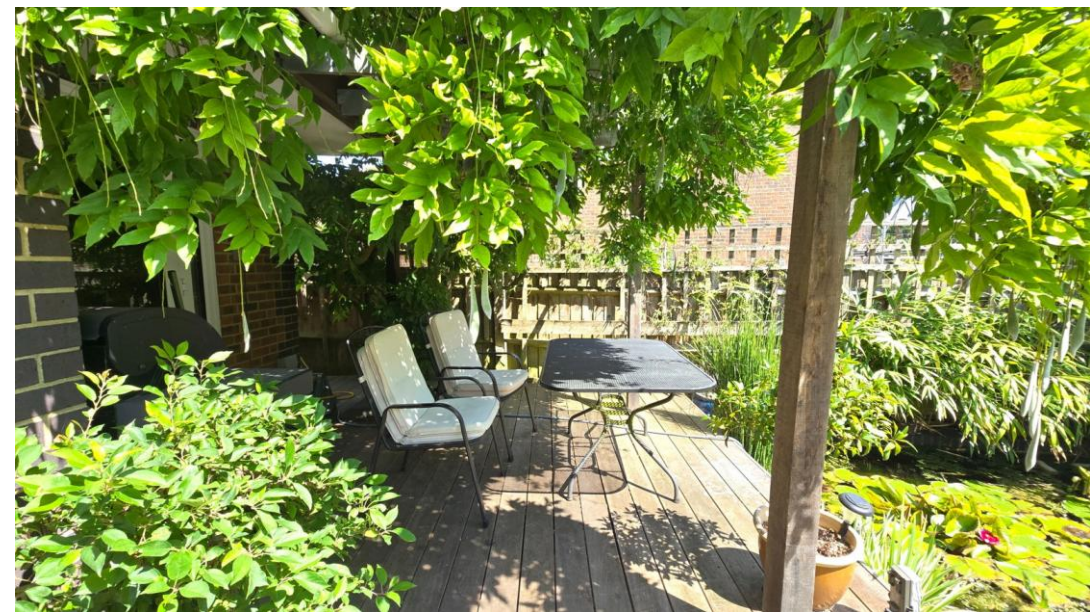
Desirable four bedroom detached family home, situated in a quiet leafy cul-de-sac, surrounded by similar properties in this popular village, just a few miles north of Newbury, within the Downs school catchment area.

The spacious accommodation comprises, entrance hall, cloakroom, kitchen, living room, dining room, study, master bedroom with en-suite shower room, three further generous bedrooms all with built-in wardrobes and family bathroom. Benefits also include a double garage, south-west facing well manicured good size rear garden, driveway parking for several cars and the potential to extend (STPP). Viewings highly recommended.



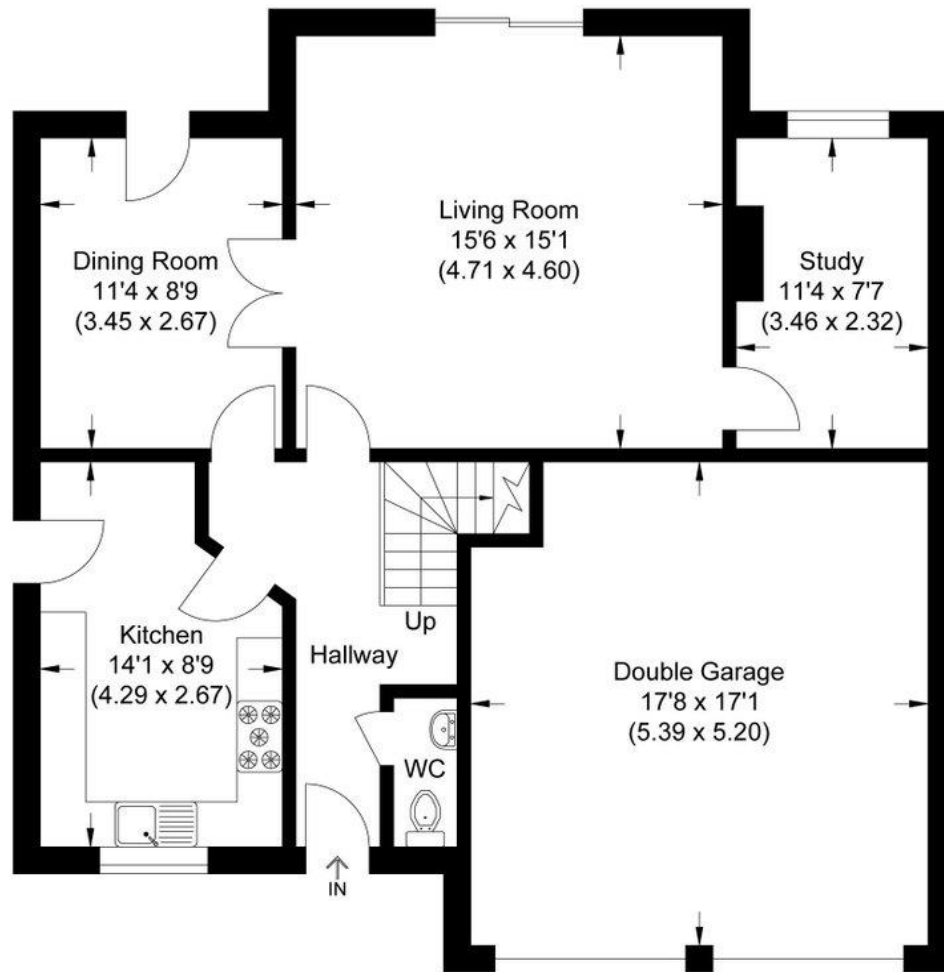
Location.

The property is positioned in the village of Curridge, just four miles north of Newbury on the B4009. There are excellent links with J13 of the M4 only a five minute drive away. The village of Curridge boasts excellent countryside walks, the highly regarded Bunk Inn, local shop/petrol station, primary school and Co-op in nearby Hermitage. Neighbouring villages of Hermitage and Cold Ash offer further local shops, public houses and a garden centre.

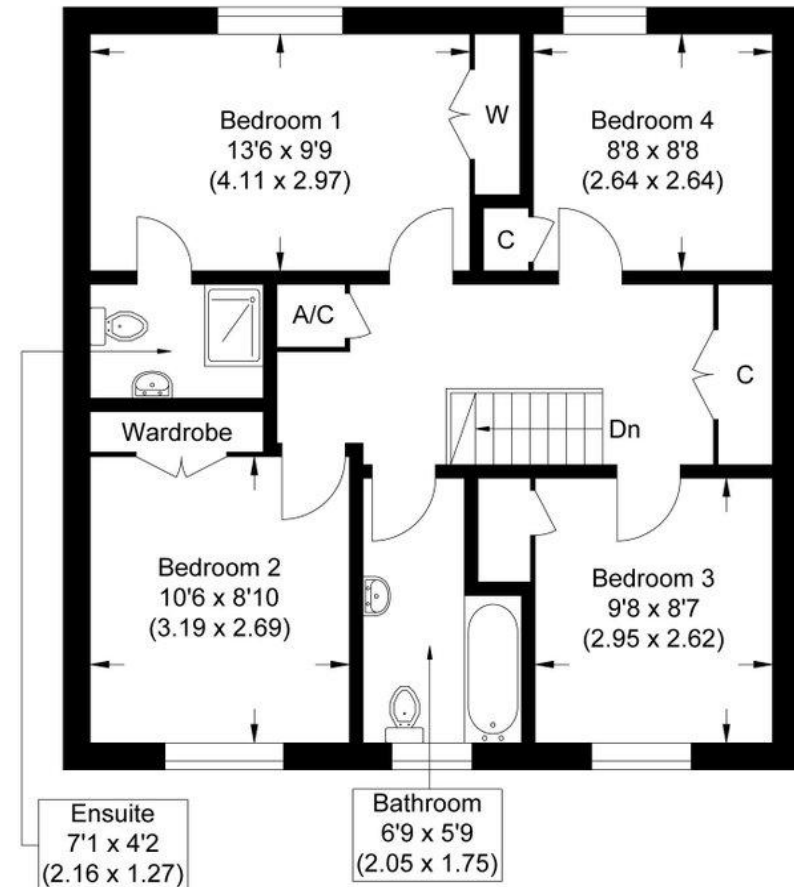


Approximate Gross Internal Area
147.22 sq m / 1584.66 sq ft
(Includes Garage)

Garage Area 28.03 sq m / 301.71 sq ft



Ground Floor



First Floor

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) A		
(81-91) B		
(69-80) C		72
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	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: E
2026/2027: £2,988.66.

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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