

St Marys House & St Marys Cottage,

Kintbury, Berkshire, RG17 9TR

Nye & Co
RESIDENTIAL SALES & LETTINGS

A rare opportunity to purchase a converted schoolhouse with neighboring annexe, situated in a lovely tucked away position in the heart of the sought after village of Kintbury.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Main house with two double bedrooms, two bathrooms and plentiful living space | Detached one bedroom annexe

Oil central heating | Double garage | Driveway parking | Garden | Being sold with no onward chain

Asking Price £650,000

SITUATION

Nestled in the heart of the village of Kintbury with plenty of open countryside nearby. Village facilities include doctors' surgery, public houses, post office/corner shop, antique shop and sports club. Kintbury has a railway station with direct trains to London (Paddington). Newbury is about 6 miles away, Hungerford 3 miles and the M4 is easily accessed at Junction 13 (eastbound) and Junction 14 (westbound) both about 6 miles distant.

DESCRIPTION

Coming to the market for the first time in nearly 50 years this converted semi-detached schoolhouse, dating back to the 1800s, provides a wealth of character with tall ceilings and gothic windows. There is currently a main residence with separate annexe but this versatile accommodation offers a flexible choice of living subject to gaining the necessary consents.

ST MARYS HOUSE

Accommodation comprises front door into a large drawing room with beautiful fireplace containing a wood burning stove, dining room ,large kitchen/breakfast room and useful utility room with doors onto the garden. The property has a downstairs double bedroom with fitted wardrobes and en-suite bathroom. There is also a useful study and downstairs cloakroom.

Upstairs there is an extremely large bathroom with fitted wardrobes and spacious double bedroom. The property has oil central heating (new oil tank installed in 2020).

Outside the property there is a double garage (adjoining the annexe), driveway parking for multiple cars and side access to the rear garden with lawn and outbuildings.

Council Tax - West Berkshire – Band E

ST MARYS COTTAGE

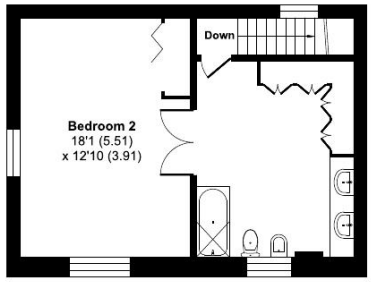
Accommodation comprises large living room, kitchen, double bedroom with airing cupboard and modern bathroom with electric shower over bath. The property has oil central heating. The cottage had a new roof in 2025.

Council Tax - West Berkshire – Band A

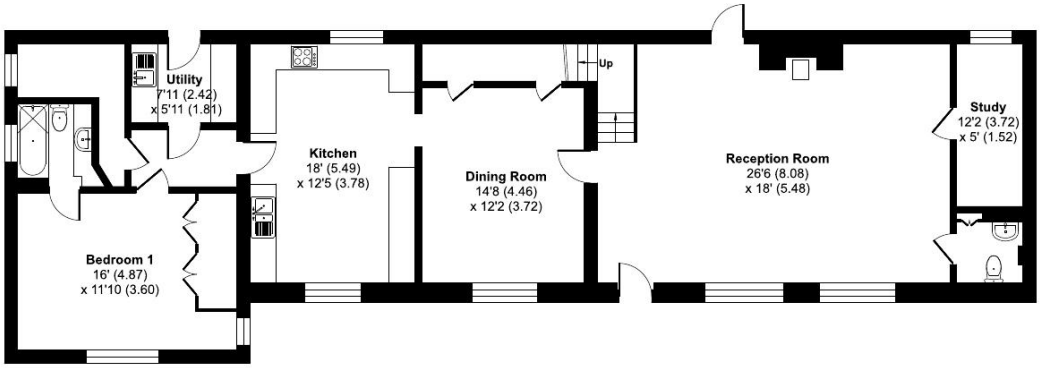
The main house needs updating throughout and this is reflected in the competitive price for a house of this size in such a favorable location.

St. Marys House, Church Street, Kintbury, Hungerford, RG17

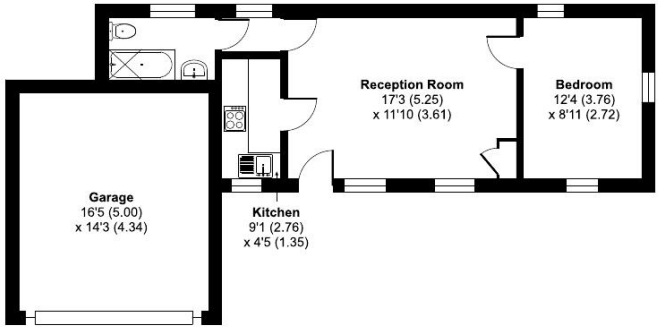
Approximate Area = 2316 sq ft / 215.1 sq m
Garage = 234 sq ft / 21.7 sq m
Total = 2550 sq ft / 236.8 sq m
For identification only - Not to scale



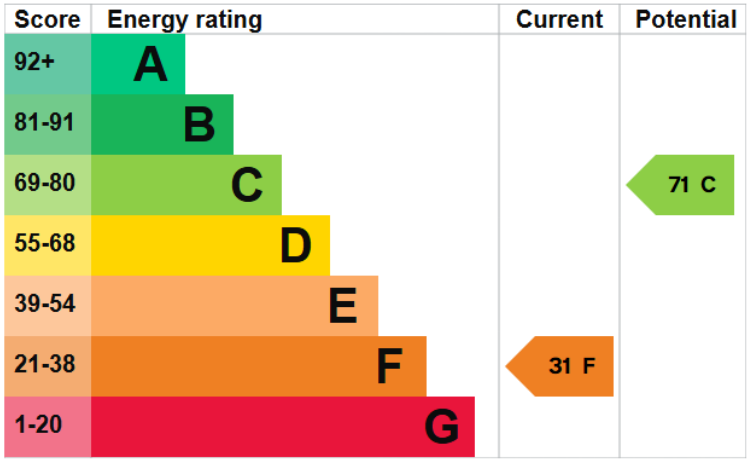
FIRST FLOOR



GROUND FLOOR 2



ST. MARYS COTTAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Nye & Co Hungerford Ltd. REF: 1541200

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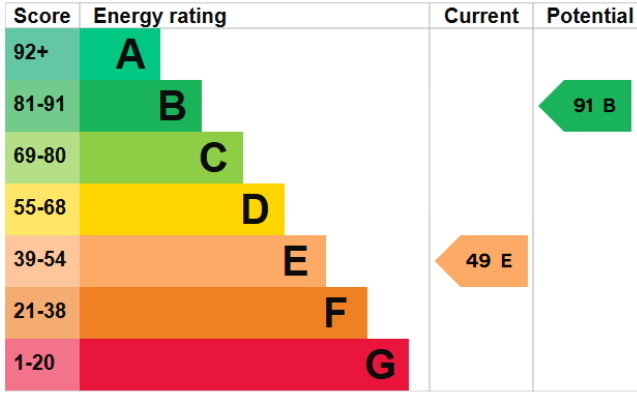












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