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**Crumplehorn Cottage, Heads Lane,  
Inkpen Common, Hungerford RG17 9QS  
Price: £875,000**

## Description.

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Tucked away down a quiet lane opposite an orchard and backing onto a field is an extremely pretty and extensively updated and improved two/three bedroom cottage. The current owners have maintained the property inside and out impeccably and have created a home that is not just full of character and charm, but also functional.

The accommodation consists of entrance hall, kitchen/breakfast room with larder, dining room (that could be used as a third bedroom), lounge with vaulted ceiling, office, further office/snug, utility room, bathroom downstairs, master bedroom with en-suite and further double bedroom. Outside there are gardens to the side and rear and also a summerhouse, greenhouse and shed. Benefits include double glazing and electric heating.



## Location.

The sprawling village of Inkpen is surrounded by breath-taking countryside and has a village school and a smart gastropub/hotel/bakery. Two miles away, on the Kennet and Avon Canal is the village of Kintbury with mainline rail link to London Paddington and the West Country. It is approximately nine miles from the A34/M4 junction and seven miles from Newbury. Kintbury centre is where you will find local pubs, hairdresser, village shop/post office, doctor's surgery, primary school and church. There are wonderful countryside walks on the doorstep and Hungerford is approximately five miles from Inkpen.





Approximate Gross Internal Area  
148.13 sq m / 1594.45 sq ft

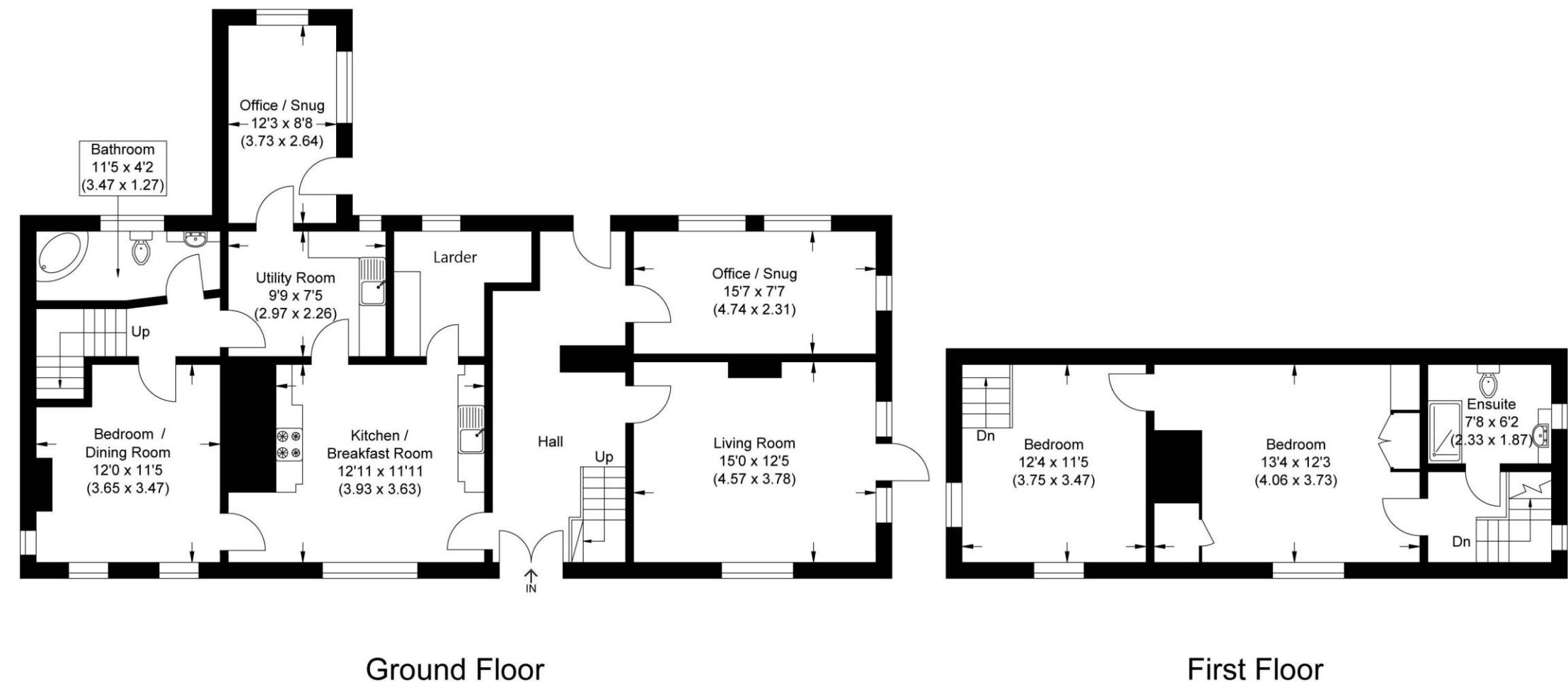
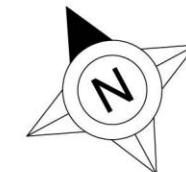


Illustration for identification purposes only, measurements are approximate, not to scale.



**EPC: E**

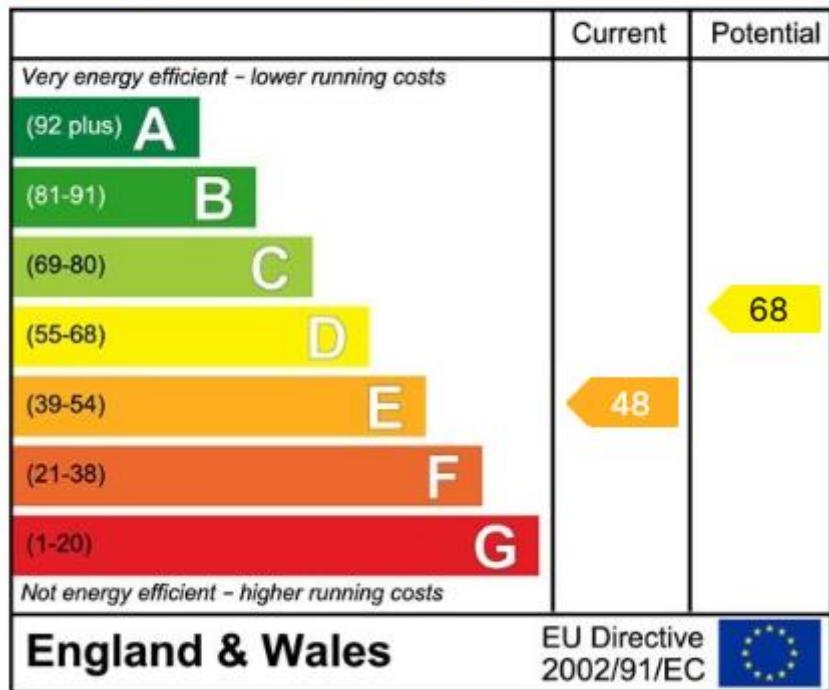
**COUNCIL TAX BAND: F**  
**2025/2026: £3,358.43.**

**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.

## Energy Efficiency Rating



### 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.

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