



DOWNER & CO

TRUSTED SINCE 1988

Laburnum Cottage, Heads Lane,
Inkpen Common RG17 9QS
Price: £850,000

Features.



NO ONWARD CHAIN

Description.

Located on the quiet bridleway off Heads Lane and backing onto Inkpen Common is a spacious four/five bedroom home with fantastic west facing garden. The property has been significantly and creatively extended and well maintained inside and out by the current owners for over 60 years! Locally there are miles of footpaths through stunning countryside, a local pub, primary school not far away and Kintbury is a few minutes drive.

The accommodation consists of entrance hall, kitchen/breakfast room, dining room, large living room, office that could be used as a fifth bedroom, shower room to the ground floor, boot room, conservatory, master bedroom with en-suite, three further double bedrooms and family bathroom. Outside the rear garden is separated into two areas of lawn and kitchen garden with mature borders, path to the front, and a large garage with store room. Benefits include upvc double glazing and oil fired central heating.



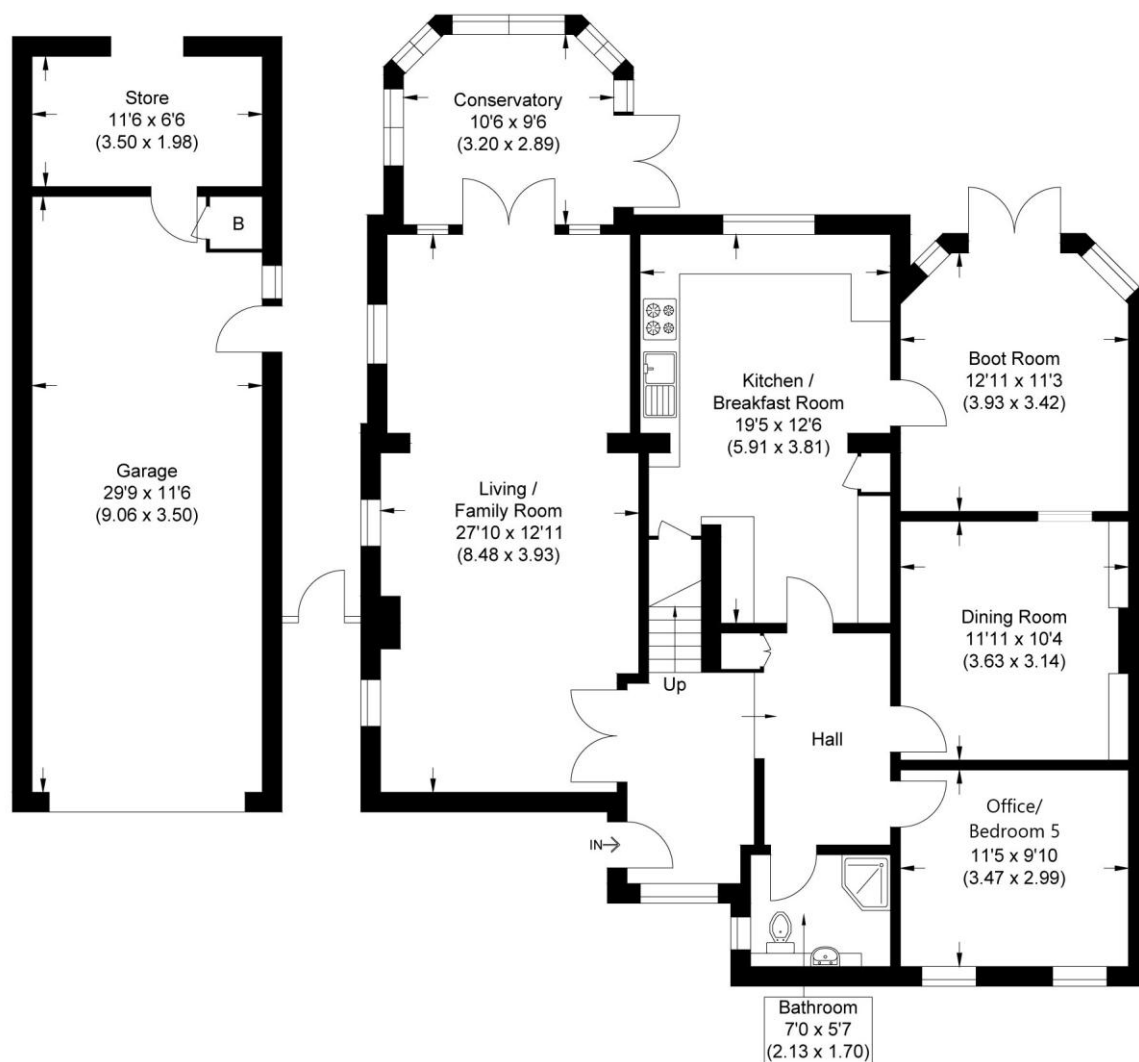
Location.

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, doctors surgery, primary school and church. There are wonderful countryside walks on the doorstep and Hungerford is approximately five miles from Inkpen.

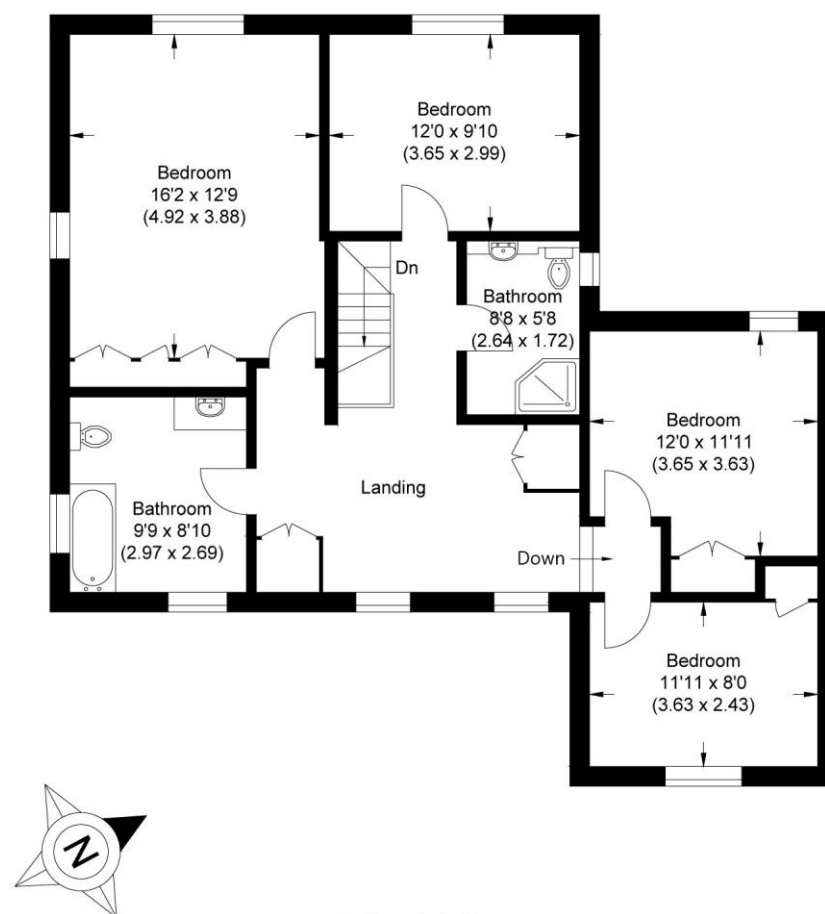




Approximate Gross Internal Area
 211.01 sq m / 2271.29 sq ft
 (Excludes Garage)
 Garage Area 39.17 sq m / 421.62 sq ft

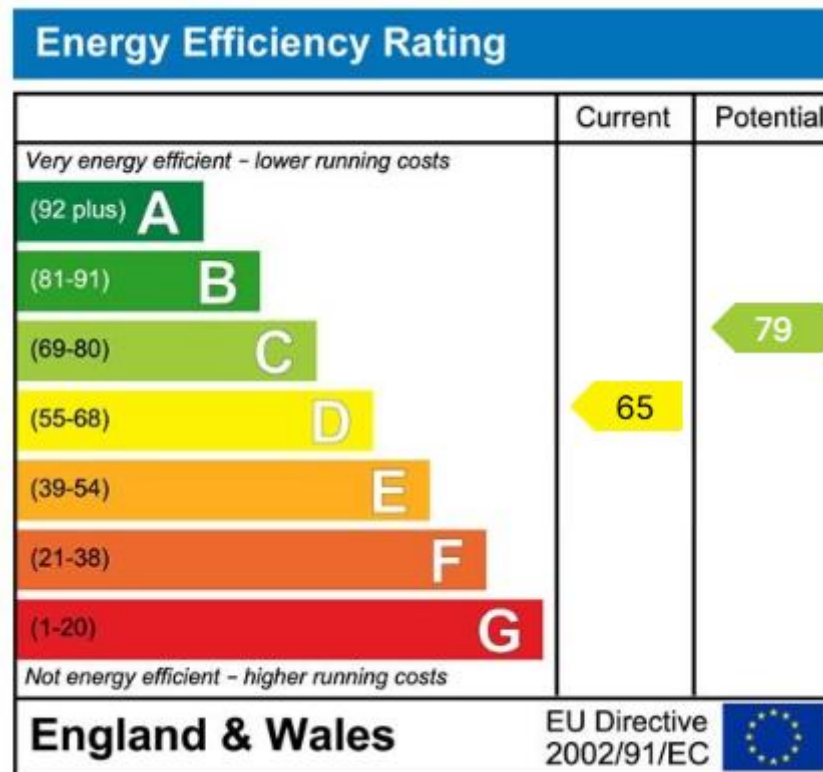


Ground Floor



First Floor

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



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: F
2026/2027: £3,525.67.

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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