

**5 THE CLIFFS
KINTBURY**



5 The Cliffs

Church Street, Kintbury, Hungerford, Berkshire, RG17 9TT

£725,000

Approximately 0.3 Miles to Kintbury
Railway Station

Approximately 3.2 Miles to Hungerford

Approximately 6.5 Miles to Newbury

- Freehold
- Detached House
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Study
- Cloakroom/W.C.
- Three Double Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom
- Double Glazing
- Oil Fired Central Heating
- Garage
- Pretty Garden
- Prime Village Location



Situation

The thriving village of Kintbury is well served by a range of facilities including doctors' surgery, primary school, pubs/restaurants and sports clubs. There is also a well stocked corner shop with post office, butcher, baker and hairdressers. The pretty market towns of Hungerford and Newbury are easily accessible. Hungerford which is famous for its antique shops also boasts two supermarkets, building society, swimming pool and other useful amenities.



The Property

A handsome detached house occupying a wonderful position in the heart of Kintbury, just a stones throw from the village shop and St. Mary's Church.

This lovely home offers spacious and well designed accommodation over two floors. On the ground floor there is a bright and airy Sitting room, a separate Dining room and a Study. The Kitchen benefits from an adjoining Utility room. Upstairs, the house boasts three generous double Bedrooms, two en suite Shower rooms and a main Bathroom.

Oil fired central heating and double glazing are the finishing touch to this house which is offered for sale chain free.

Outside

The property occupies a lovely position at the end of a private driveway with views over the village allotments and the rooftops beyond.

The driveway leads to the integral garage with power and light.

The garden itself includes a neatly tended lawn, mature fruit trees and a patio area with ornamental pond.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Services

Mains Electricity
Oil Fired Central Heating
Mains Water & Drainage

Council Tax Band: E

What 3 Words Location: ///repair.suckle.jousting



01488 686867

www.marshallestateagents.co.uk
sales@marshallestateagents.co.uk
19 High Street
Hungerford, Berkshire, RG17 0NL

Church Street, Kintbury, Hungerford, RG17

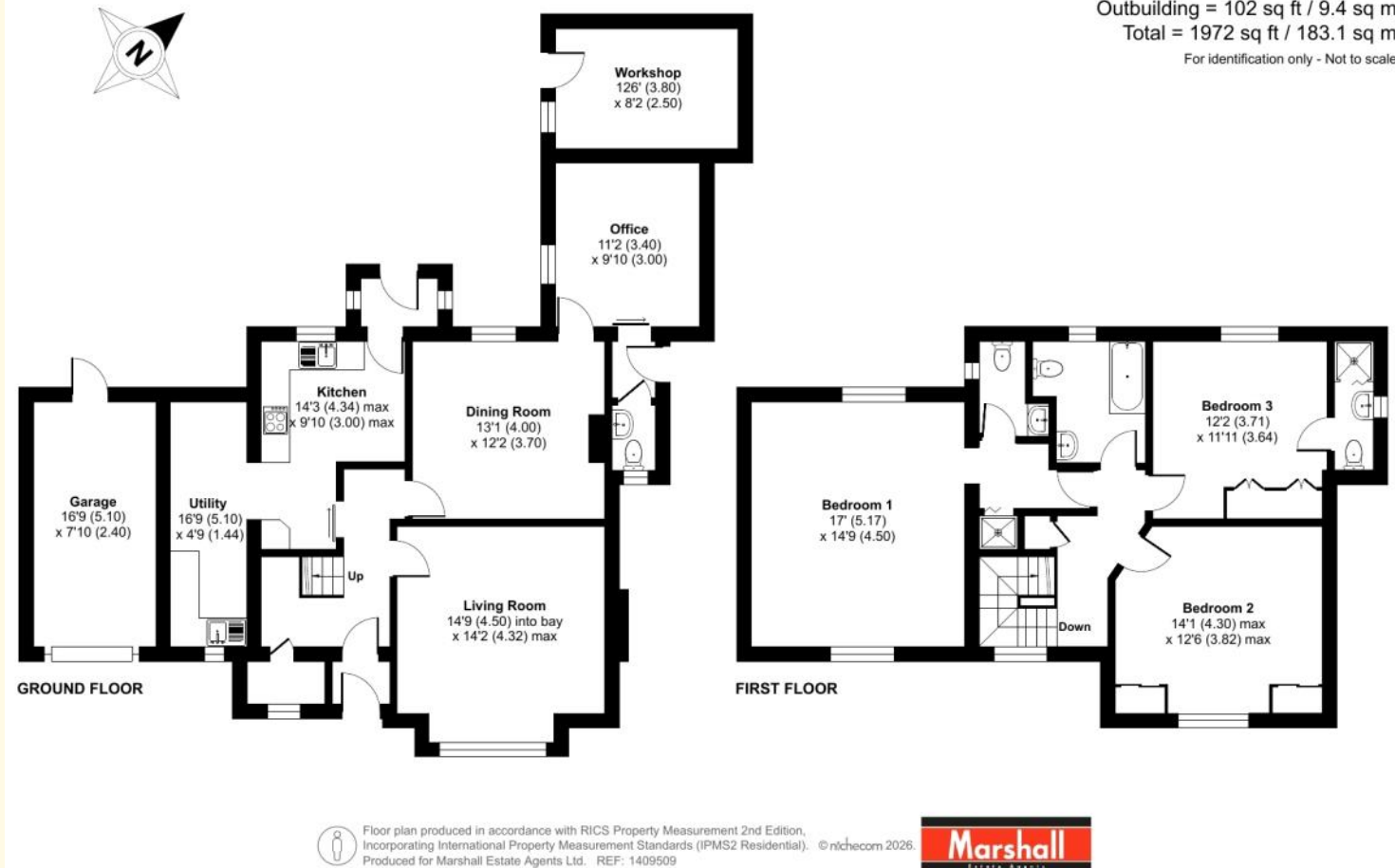
Approximate Area = 1730 sq ft / 160.7 sq m

Garage = 140 sq ft / 13 sq m

Outbuilding = 102 sq ft / 9.4 sq m

Total = 1972 sq ft / 183.1 sq m

For identification only - Not to scale



These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property any appliances mentioned or general services and any intending purchase must rely upon an inspection of the property.