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11 High Street

Kintbury, Berkshire, RG17 9TJ

An individual character property situated in the heart of Kintbury village. NO ONWARD CHAIN.

Guide £325,000

- Entrance Hall
- Sitting Room
- Kitchen
- Utility/Rear Hall
- Bathroom
- Two Bedrooms
- Large Rear Garden

110 High Street, Hungerford, Berkshire RG17 0NB
Tel: 01488 685 353 Fax: 01488 680844

Description
The accommodation includes a good sized sitting room with, a fireplace with a woodburner and a tiled floor. New double-glazed windows and doors were fitted last year. The generous kitchen has a range of light wood effect units, an oil fired Aga and exposed beams. There is also a utility room with a door to the garden and a bathroom that is fitted in traditional white, to include a shower and underfloor heating. On the first floor there are two bedrooms, both of which have exposed beams. Outside there is a good sized mature garden with a paved terrace, lawn and well stocked borders. Available for sale with NO ONWARD CHAIN.

Kintbury
Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, butchers, public houses and sports hall. The M4 motorway can be joined at junctions 13 or 14 and there is a rail service to Newbury, Reading and London (Paddington).

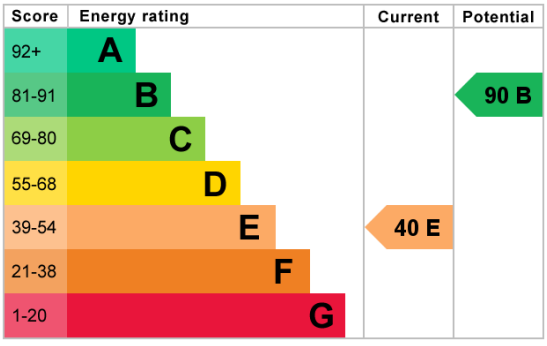
Directions
From our office turn right down the High Street, first right into Park Street and continue over the common to Kintbury. The property will be found on the left hand side before reaching the centre of the village.

Entrance Hall
Tiled floor.

Sitting Room
15' 6" (4.72m) x 12' 7" (3.84m) plus study recess. A lovely room with an exposed brick fire place and a wood burning stove. Tiled floor. Door and stairs to first floor.

Kitchen/Breakfast Room
Approx 14' 2" (4.32m) x 12' 4" (3.76m). Fitted with a range of light wood effect wall and base units with work surfaces over and tiled surrounds. Belfast sink and mixer tap. Oil Fired Aga. Exposed beams. Integrated fridge/freezer and plumbing for dishwasher.





Utility Room
8' 5" (2.57m) x 4' 10" (1.47m). Tiled floor. Plumbing for automatic washing machine. Appliance space. Door to garden.

Bathroom
A white suite comprising panelled bath with a shower over and screen, wash hand basin and w.c. Tiled surrounds. Radiator. Underfloor heating.

Staircase gives access to landing



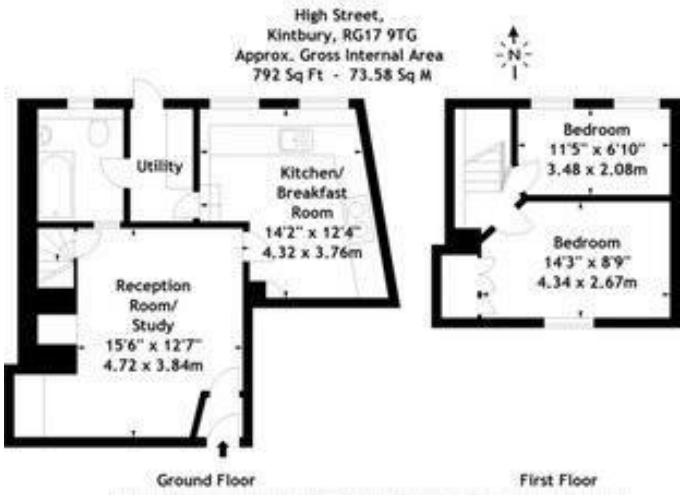
Bedroom 1
14' 3" (4.34m) x 8' 9" (2.67m). Built-in wardrobe. Radiator. Exposed beams.

Bedroom 2
11' 5" (3.48m) x 6' 10" (2.08m). Wall heater. Exposed beams.

Outside
There is a good sized mature garden with a paved terrace, grass and well stocked borders. A substantial garden shed sits to the rear.

Services
All mains connected, except gas. Appliances, where fitted, have not been tested. Only fixtures and fittings which are specifically identified are included.

Please Note:
There is a 'Flying Freehold' where the neighbour's bathroom sits over part of the vendor's kitchen.



Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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