



1 Olive Branch Cottages Folly Road Inkpen Hungerford Berkshire RG17 9QB

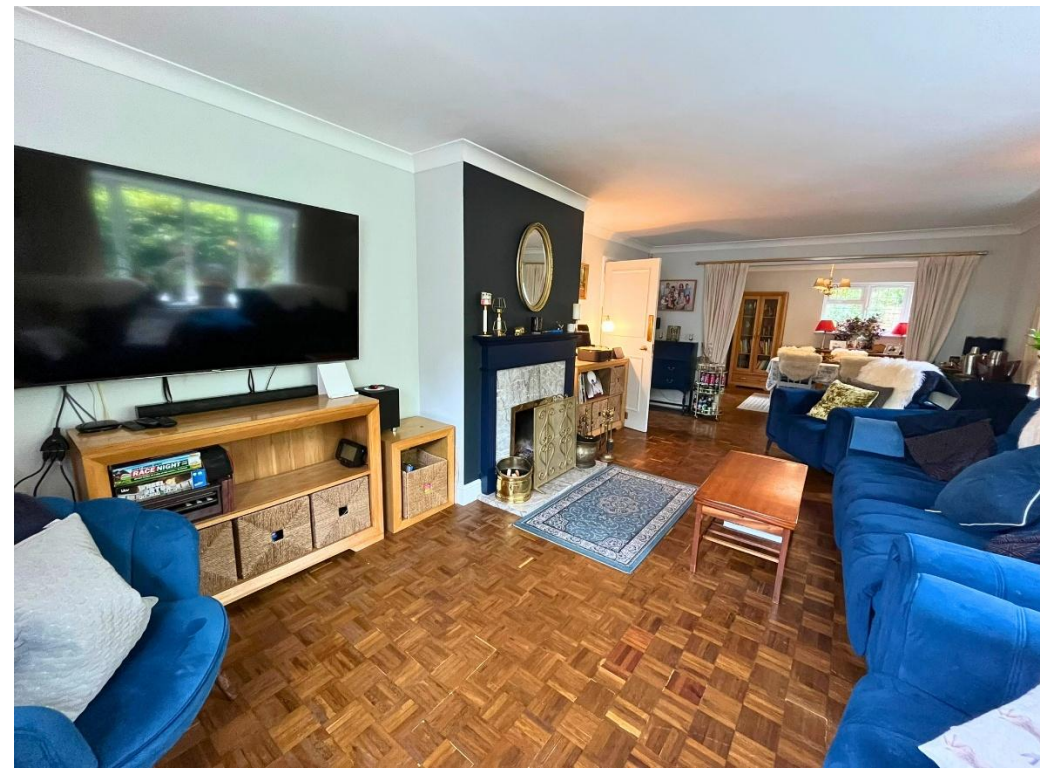
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Price Guide £795,000 Freehold

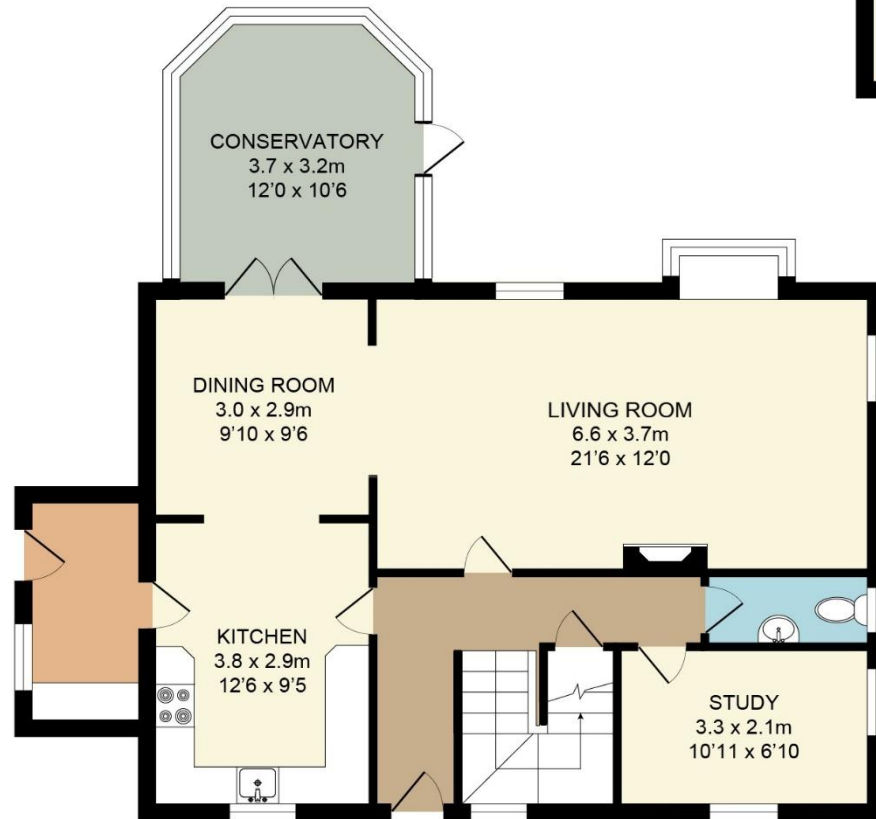
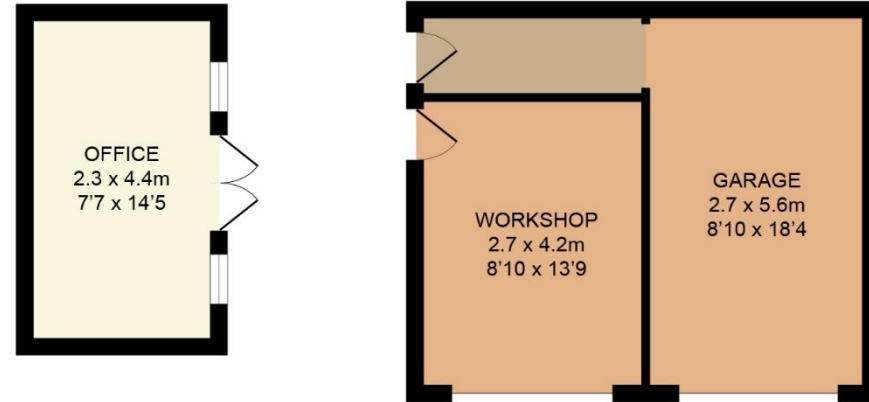
An attractive and very well-decorated four-bedroom detached home located on a fabulous south-facing corner plot garden. The property lies in the desirable area of Inkpen, a charming rural village in the North Wessex Downs National Landscape. It boasts the popular Crown & Garter public house and Café, primary school, sports and recreational facilities and active village halls. A few minutes' drive to Kintbury main line station with a direct link via Reading to London Paddington, which is only an hour away. Hungerford (4 miles) and Newbury (7 miles) provide a wider range of shopping facilities. Easy road links to M4 and A34. On the doorstep of some beautiful walks, including the Kennet and Avon Canal paths and the Wayfarers Walk from Inkpen Hill.

The well-appointed accommodation is well designed and captivating, modern living, comprising an Entrance Hall, Coakroom, Sitting, Family Dining Room with an open fireplace leading onto the Conservatory, Study, Kitchen, and a Utility Room. On the first floor, there are four generously-sized bedrooms, plus a Family Bathroom and an en suite to the Master Bedroom. Outside of the property is another of this property's many features. A well-stocked and mature garden with numerous shrubs and hedging giving seclusion, yet being on a corner plot, enjoys the sun most of the day. There is an Office Studio and Timber Shed to the rear of the property. Double Garage with block paved Driveway parking. Oil fired Radiator Central Heating and Double Glazing.

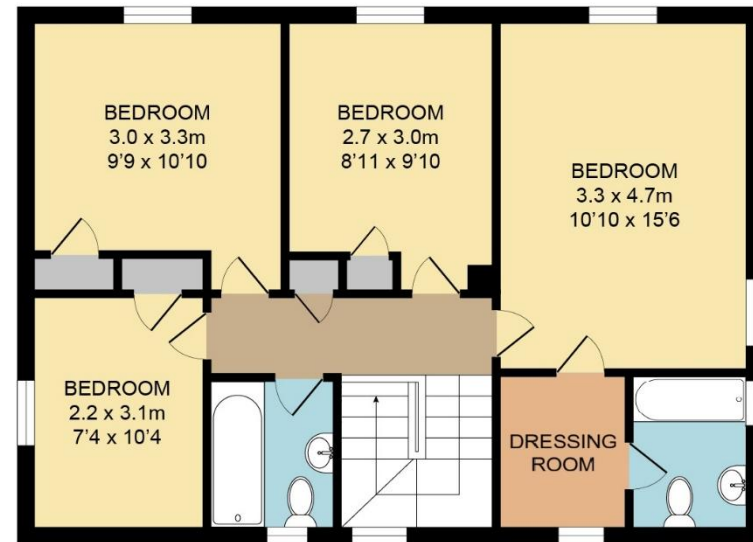
Directions: Leaving the A4 Bath Road signposted Kintbury, turn into Station Road. Proceed over the small bridges and railway crossing, which then leads up to the village centre. Take the second turning left into Inkpen Road. Proceed to the top of the hill and at the crossroads turn right into Kintbury Road. Proceed around the bends and after the Inkpen sign, Folly Road is on the right, and the property will be found immediately on the left.



TOTAL APPROX. FLOOR AREA 148.0 SQ.M. (1593 SQ.FT.)
 EX. OUTBUILDINGS 40.0 SQ.M (431 SQ.FT.)
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statements. This plan is for illustrative purposes only. Not to scale. www.halletts-estateagents.co.uk



GROUND FLOOR



FIRST FLOOR

Council Tax Band: F **£3525.67 pa**
Nearest Station: Kintbury **2.7 km**
Nearest Bus stop: Folly Road **0.0 km**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	64 D

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

