



Rose Cottage

4 Blandys Hill, Kintbury, Berkshire, RG17 9UE



A four bedroom detached cottage, with stunning kitchen/diner and lovely countryside views situated in the sought after village of Kintbury.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Entrance hall | Downstairs shower room | Stunning kitchen/diner with Aga and bi-fold doors onto the patio | Laundry room
Snug/Study | Living room with wood-burning stove | Master bedroom with fitted wardrobes and en-suite shower room
Two further double bedrooms | Single bedroom | Family bathroom with shower and bath | Cellar | Plot just shy of ¼ acre
Patio with steps up to the garden overlooking fields | Driveway parking for three cars with EV charging point

Offers In Excess of £795,000

SITUATION

Situated on the edge of the sought after village of Kintbury. Village facilities include doctors' surgery, public houses, post office/corner shop, antique shop and sports club. There beautiful surrounding countryside provides a wealth of footpaths and bridleways, including along the Kennet and Avon Canal. Kintbury has a railway station with direct trains to London (Paddington). Newbury is about 6 miles away, Hungerford 3 miles and the M4 is easily accessed at Junction 13 (eastbound) and Junction 14 (westbound) both about 6 miles distant.

DESCRIPTION

Rose Cottage was lovingly built in 2002 by the current owners to the highest standard. The property has been thoughtfully designed to make the most of the beautiful countryside views.

Accommodation comprises open porch, entrance hall, downstairs shower room, living room with wood-burning stove, snug/study and laundry room.

A particular feature of the property is the stunning newly fitted kitchen/dining room with oil fired Aga, integrated appliances including full size fridge and freezer, dishwasher, induction hob, oven and microwave/oven. Newly fitted bi-fold doors onto the patio provide a lovely indoors/outdoors feel.

Upstairs there is a spacious landing, master bedroom with fitted wardrobes, en-suite shower room and Juliet balcony looking over stunning countryside views. There are two further double bedrooms, single bedroom/study and family bathroom with separate bath and shower.

On the lower ground floor the cellar provides useful storage.

The property has oil fired under floor heating and double glazing throughout.

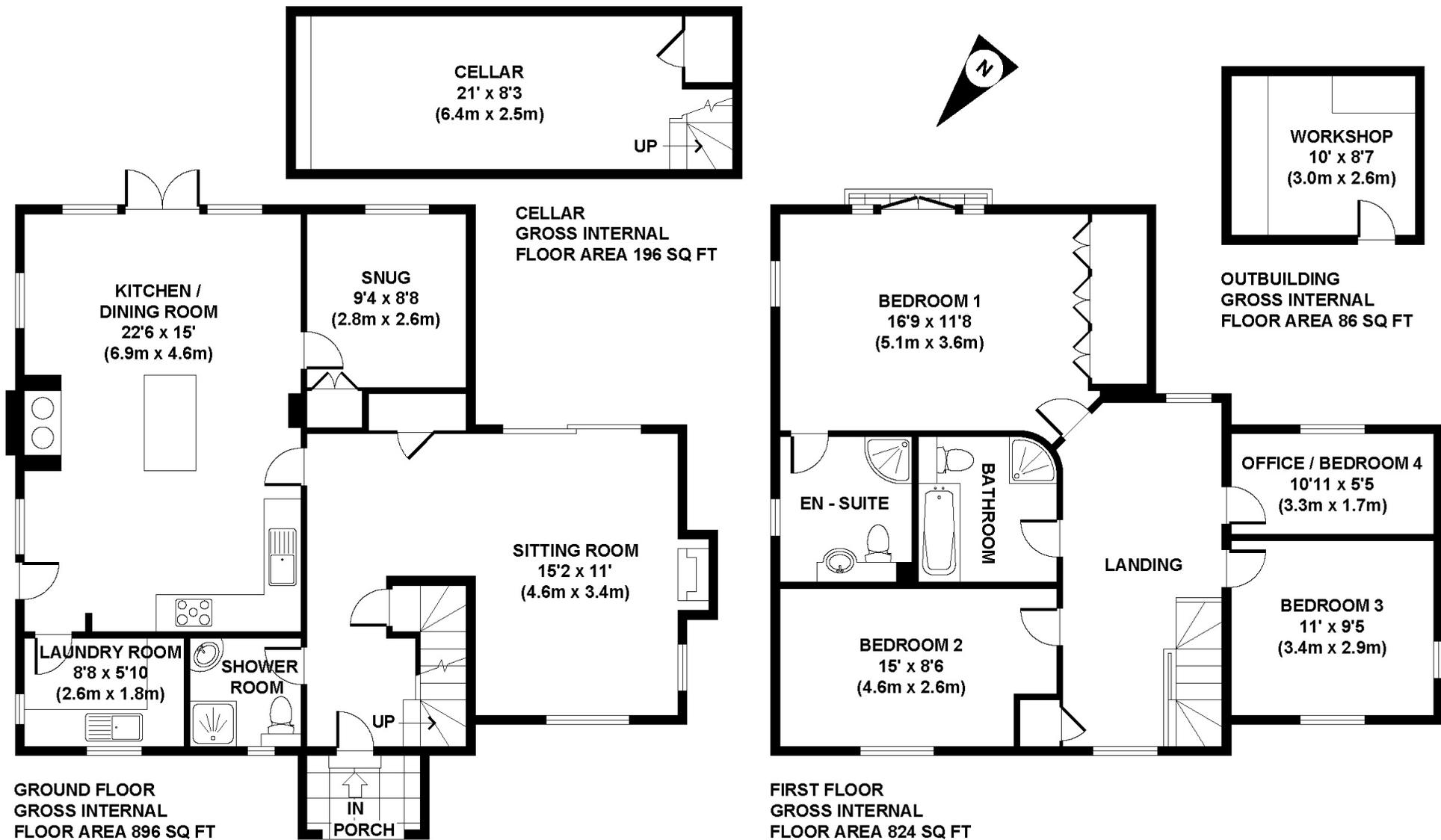
Rose Cottage sits in a plot just shy of ¼ acre. To the front there is driveway parking for three cars, with EV charging point.

There are steps or a rising path through the pretty front garden to reach the front of the house. The rear garden is south-east facing with pizza oven on the patio and steps leading up to the main garden with lovely views over fields beyond. To the side there is a useful store with workshop/shed.

COUNCIL TAX

Band F – West Berkshire

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 2002 SQ FT / 186 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.draftingfloorplan.com

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