



# 26 Hop Gardens

Kintbury, Hungerford, Berkshire, RG17 9AB





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Guide £595,000

**\*NO ONWARD CHAIN\*** A light, modern 4-bedroom detached family home with a garage located in the heart of Kintbury in a quiet cul-de-sac.

## Description

As you enter this spacious property, you are greeted with a generous entrance hall with the stairs centrally placed where all rooms flow from. At the front of the property are two reception rooms offering the flexibility to be used either as a study, dining room, playroom/snug. At the rear of the property, the well-proportioned sitting room leads via patio doors to the garden and has built-in shelves and shortage area. Also at the rear is the spacious 'eat-in' kitchen area which comfortably houses a family dining table with doors opening out to the garden and a separate utility room. Completing the downstairs is cloakroom with w/c.

To the first floor, there are four well-proportioned bedrooms arranged around a central landing. At the rear of the house is the master bedroom, a spacious double with built-in wardrobes and an en-suite shower room. There are three further good-sized bedrooms, one with built-in wardrobe. The family bathroom features a separate shower and bath.

Outside the garden features a large patio area allowing for both a seating area and separate dining table – perfect for entertaining. The rest of the garden is laid to lawn with raised flower beds and rear access to the garage. To the front of the property is the garage with driveway. The property is metres away from the large village field, ideal for dog walking and children's outdoor activities.

## 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, 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).

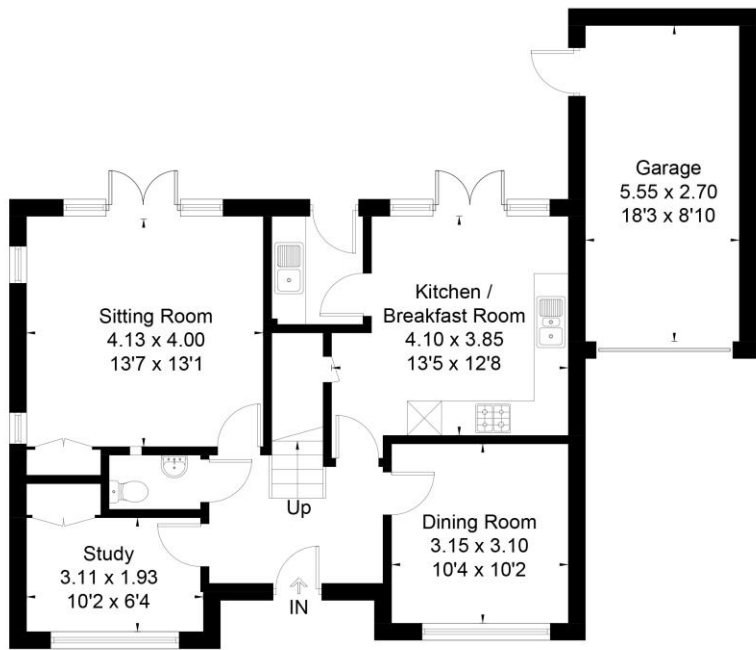
## Directions

From our office, turn right down the High Street and right again at the mini roundabout onto Park Street and follow along the Hungerford Road towards Kintbury. Follow along the High Street and turn right onto Newbury Street. Then take another right into Burtons Hill and right again onto Grainsborough Avenue. Follow along to Hop Gardens, and no.26 Hop Gardens will be found along on the right hand side.

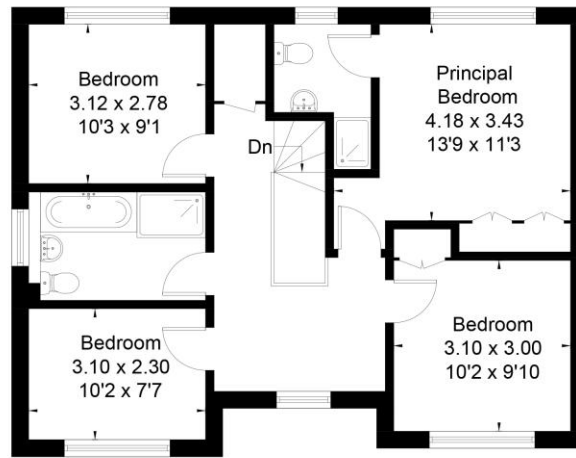
- Heart of village location
- Three receptions rooms
- Generous Kitchen with separate utility
- Master bedroom with ensuite and built-in wardrobes
- Three further bedrooms
- Family bathroom with separate bath and shower
- Downstairs cloakroom
- Large patio area, perfect for entertaining
- Landscape garden
- Garage & driveway
- Cul-de-sac location



Approximate Floor Area = 132.6 sq m / 1427 sq ft  
 Garage = 15.1 sq m / 162 sq ft  
 Total = 147.7 sq m / 1589 sq ft



Ground Floor



First Floor



To view this property call Marc Allen Estate Agents on **01488 685353**

### Porch

### Entrance Hall

Oak finish flooring. Radiator. Telephone point. Stairs to first floor.

### Cloakroom

With a wash hand basin and wc.

### Sitting Room

Fitted cupboard and shelving. Oak finish flooring. Two radiators. Doors to garden.

### Dining Room

Oak finish flooring. Radiator.

### Study

Fitted cupboard and shelving. Radiator. Oak finish flooring.

### Kitchen

Fitted with a range of wood finish wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, grill, ceramic hob and extractor over. Integrated dishwasher. Built in cupboard. Doors to garden.

### Utility

With further base units, sink and work surfaces over. Plumbing for automatic washing machine. Door to garden.

### Staircase gives access to landing

Airing cupboard housing hot water tank and central heating.

### Bedroom 1

Built in wardrobes. Radiator.

### En Suite Shower Room

With a shower enclosure, wash hand basin and wc. Tiled surrounds. Radiator. Extractor fan.

### Bedroom 2

Built in wardrobe. Radiator.

### Bedroom 3

Radiator.

### Bedroom 4

Radiator.

### Bathroom

A white suite comprising panelled bath with side taps, wash hand basin and wc. Tiled surrounds. Radiator. Extractor fan. Electric shaver point. Separate shower enclosure.

### Garage

To the side with a metal up and over door. Light and power. Door to side.

### At the front of the property is

A driveway to the garage, with mature hedging and a pathway to the house.

### At the rear of the property is

A wide paved terrace with retaining walls and steps to a lawned garden with timber edged borders, all enclosed by wooden fencing, with side access. Outside tap and light.

### Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	50 E	
21-38	F		
1-20	G		

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

