

**6 HIGH STREET
KINTBURY**



6 High Street

Kintbury, Hungerford, Berkshire, RG17 9TW

£725,000

Approximately 0.4 Miles to Kintbury
Railway Station

Approximately 3.1 Miles to Hungerford

Approximately 6.4 Miles to Newbury

- Freehold
- Semi-Detached House
- Prime Location In The Heart Of Kintbury
- Entrance Hall
- Cloakroom/W.C.
- Sitting Room
- Study
- Kitchen/Dining Room
- Utility Room
- Three Bedrooms
- En-Suite Bathroom
- Family Bathroom
- Oil Fired Central Heating
- Double Glazing
- Garage
- Ample Driveway
- Lovely Garden



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, banks, swimming pool and other useful amenities.



The Property

A beautifully presented semi-detached cottage occupying a prime position in the heart of this most sought after village.

This lovely home includes a comfortable Sitting room with a feature fireplace, an adjoining Study and a wonderful Kitchen/Dining room with French doors leading out to the rear garden. The Kitchen boasts bespoke painted finish cabinets complimented by sleek granite work surfaces. A Cloakroom/W.C. and a Utility room complete the ground floor.

Upstairs, three well proportioned Bedrooms are served by a high quality en-suite Bathroom and an equally impressive family Bathroom.

Double glazing and modern oil fired central heating keep this home warm and energy efficient.

Outside

To the side of the cottage there is a wide driveway for three cars which in turn leads to the single garage.

To the rear of the house the pretty garden is a particular feature.

The garden includes a paved sun terrace rising to a well tended lawn flanked by well stocked flower and shrub borders.

The garden enjoys a sunny aspect and a good degree of seclusion.

Note: A strip of garden along the rear boundary is leased. Please ask agent for details









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage
Mains Electricity
Oil Fired Central Heating

Council Tax Band: E

What 3 Words Location: ///dinosaur.rooms.clearcut



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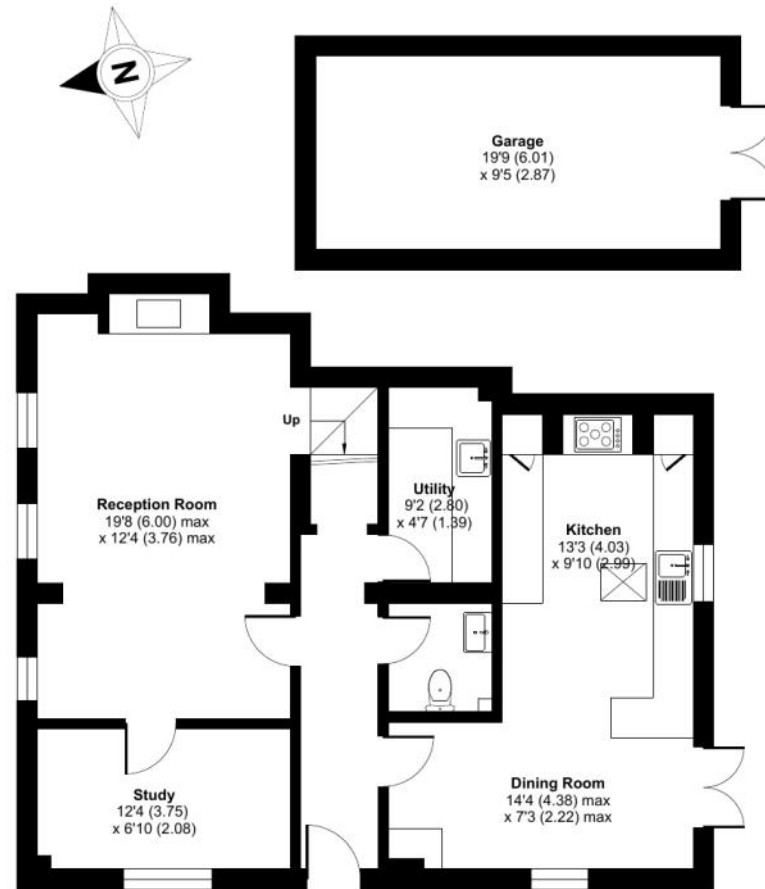
High Street, Kintbury, Hungerford, RG17

Approximate Area = 1437 sq ft / 133.5 sq m

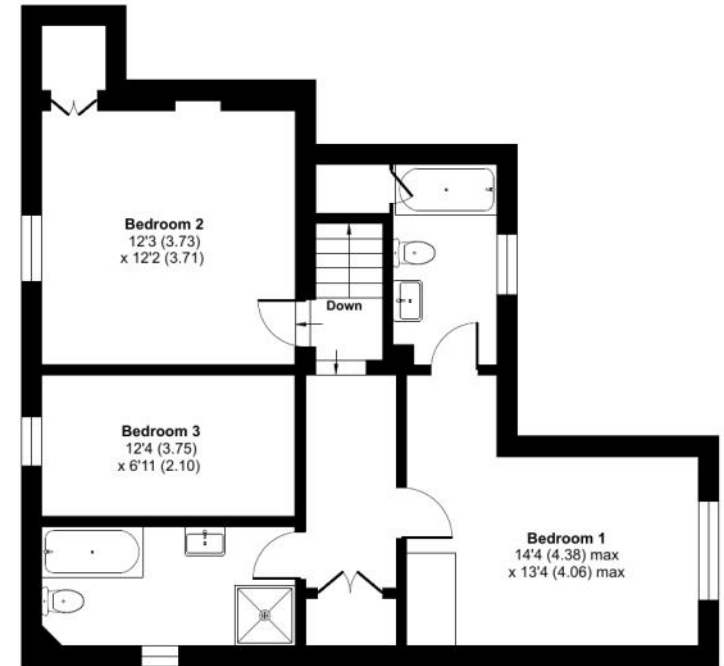
Garage = 186 sq ft / 17.2 sq m

Total = 1623 sq ft / 150.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Marshall Estate Agents Ltd. REF: 1458091



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