

**LITTLE BARNFIELD
INKPEN**



Marshall
Estate Agents

Little Barnfield

Pottery Lane, Inkpen, Hungerford, Berkshire, RG17 9QA

£1,500,000

Approximately 4.8 Miles to Hungerford

Approximately 7.8 Miles to Newbury

Approximately 2.7 Miles to Kintbury
Railway Station

- Freehold
- Detached House
- Potential Annexe
- Glorious Rural Views
- Situated in a Quiet No Through Lane Backing Onto Inkpen Crocus Field, a Berks, Bucks & Oxon Wildlife Trust Site
- Approximately 0.6 Acres
- Sitting Room
- Living/Dining Room
- Family Room
- Garden Room
- Kitchen
- Office
- Boot Room
- Study/ 5th Bedroom
- Shower Room
- Utility Room
- Four/Five Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Workshop
- Triple Garage/Car Port
- Store Shed
- Garden house
- Summer House



Situation

Inkpen is highly regarded for its stunning countryside which is excellent foraging and walking. The Crown and Garter public house is within convenient reach. Further amenities and the Kennet & Avon Canal can be found locally at Kintbury or more extensive facilities in Hungerford and Newbury, all with train stations offering Services to London Paddington or the West Country. Inkpen has a village primary school (with pre-school) and there is an excellent selection of private schools in the area including Brockhurst & Marlston House, Horris Hill, Thorngrove, Cheam, St Gabriels, Downe House, Marlborough and Elstree. Junctions 14 and 13 of the M4 are about 9 and 10 miles away respectively and the A34 (Stockcross) is just over 6 miles away. Collectively they provide excellent trunk road access to the North, South, East and West.



The Property

A stunning detached house situated towards the end of a quiet no through lane with glorious far reaching views over the surrounding countryside.

This lovely home has been superbly upgraded and combines outstanding accommodation with a first class finish.

On the ground floor the comfortable Sitting Room features a large fireplace housing a wood burning stove and doors leading into a fabulous west facing Garden Room.

The high quality Kitchen includes a large central island and painted finish cabinets complimented by granite work surfaces. This room links seamlessly to the Living/Dining Room which flows through to a magnificent Family Room. The Family Room is the jewel in the crown of this home with its tall oak framed vaulted ceiling and large windows that flood the room with natural light.

Also on the ground floor, a Home Office, a Boot Room and a Study/Fifth bedroom which benefits from an adjoining Shower Room and an independent Entrance Hall/access thereby offering potential for an annexe.

Upstairs, the master Bedroom Suite is served by a luxurious En-Suite Shower Room, a Dressing Room and Sitting Room. French doors open onto a Juliet balcony with views over the garden and distant rural views beyond.

Three further Bedrooms and a family Bathroom complete the accommodation.









Outside

The property stands in a lovely plot of approximately 0.6 Acres. At the front the block paved driveway sweeps round to detached triple Car Port/Garage. There is a workshop, a store shed and a garden house within the grounds.

The garden itself includes expansive west facing lawns interspersed with mature shrubs and flower borders, a terrace and an outdoor entertaining area.

The garden enjoys a good degree of privacy and tranquility and backs onto the Inkpen Crocus field, part of Berks, Bucks & Oxon Wildlife Trust. Renowned for its spectacular display of thousands of crocuses blooming each spring. You can also see many butterflies, such as ringlet, orange-tip and gatekeeper, on this flower rich meadow later in the year.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

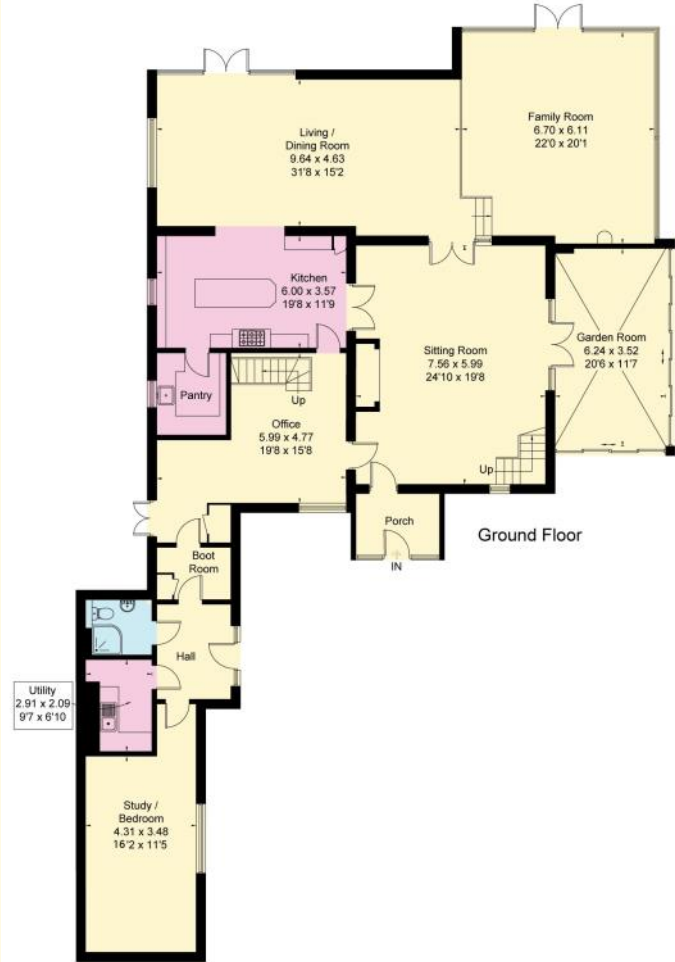
Services

- Mains Water & Drainage
- Mains Electricity
- Oil Fired Central Heating

Council Tax Band: G

What 3 Words Location: ///valid.pegged.procures

Approximate Area = 371 sq m / 3,993 sq ft
 Outbuildings = 67.2 sq m / 723 sq ft
 Total = 438.2 sq m / 4,716 sq(Excluding Carport)
 Including Limited Use Area (2.2 sq m / 24 sq ft)



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