



8 High Street

Kintbury, Berkshire, RG17 9TW





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Guide £695,000

An individual split-level detached property situated in the heart of Kintbury village.

Description

The spacious and flexible accommodation includes good hall space, two separate reception rooms, a kitchen, four bedrooms in all and two bathrooms. The property has been extended to create a large distinctive split-level sitting/family room with a fireplace and good natural light. Outside there is off road driveway parking and this is a particular feature in the centre of the village, together with a good sized mature garden. A viewing is strongly advised to fully appreciate the overall potential of this unique village home.

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, first right into Park Street and

continue over the common to Kintbury. The property will be found on the right hand side just before reaching the centre of the village.

- Porch
- Entrance Hall
- Inner Hall
- Sitting Room
- Kitchen
- Dining Room
- Sitting Room/Family Room
- Four Bedrooms
- En-Suite Bathroom
- Family Bathroom
- Driveway
- Garage
- Gardens



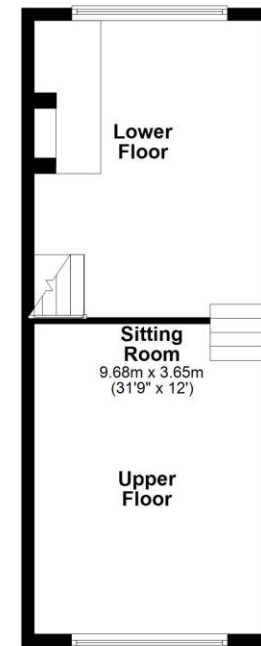
Ground Floor

Approx. 106.4 sq. metres (1145.1 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



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

Porch

Entrance Hall & Inner Hall

Woodblock flooring. Radiator. Access to loft.

Sitting Room

Open fireplace and surround. Woodblock flooring. Radiator.

Kitchen

Fitted with a range of wall and base units with drawers and work surfaces over. Single drainer stainless steel sink unit with a mixer tap. Oil fired boiler for domestic hot water and central heating. Airing cupboard with hot water tank and immersion heater. Electric cooker point. Appliance space. Door to rear.

Dining Room

Woodblock flooring. Radiator. Steps down to:

Bedroom

Built-in wardrobe.

En-Suite Bathroom

Comprising panelled bath, wash hand basin and w.c. Heated towel rail. Door to garage.

Sitting Room/Family Room

A distinctive split-level room with good natural light. Exposed brick fireplace and raised hearth. Two radiators.

Bedroom

Built-in wardrobe. Radiator.

Bedroom

Built-in wardrobe. Radiator.

Bedroom

Radiator.

Bathroom

Comprising panelled bath with a shower attachment, wash hand basin and w.c. Radiator.

Garage

With a metal up and over door. Light and power. Plumbing for automatic washing machine. Appliance space.

Outside

There is a good sized mature garden laid to grass, with established trees and shrubs. Garden shed and greenhouse. Driveway for off road parking. Oil tank. Side access.

Services

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



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	47 E	
21-38	F		
1-20	G		

