



**BOX COTTAGE**

**Carter Jonas**



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## **BOX COTTAGE LOWER GREEN INKPEN RG17 9DN**

- Kintbury village and mainline station 4.5 miles
- Newbury town and mainline station 8.5 miles
- Hungerford town and mainline station 5.5 miles

### **SITUATION**

Inkpen is a sought-after scattered village in West Berkshire, surrounded by particularly attractive and unspoilt countryside, with good opportunities for riding and walking. It is protected to the south by the Inkpen Hills, well known for Combe Gibbet and Walbury Hill, at just under 1000 ft, the highest point in Berkshire. It is near Kintbury with its excellent local shops and main line railway station, whilst the market town of Hungerford is nearby.

### **DESCRIPTION**

Box Cottage is a Grade II Listed cottage that has been empty for many years and is now in need of total renovation. This is a wonderful opportunity for a buyer looking for a project to create their own home and there is enormous scope for the cottage to be extended and improved subject to planning permission from West Berkshire Council. The cottage has the benefit of a large, and established garden, of approximately 2.65 acres. It is situated in a quiet, and private location, and is in a lovely setting with all the others houses in the area being very individual and of high value.

**SITUATED IN A LOVELY QUIET LANE, CLOSE TO THE OPEN SPACES OF COMBE GIBBET AND THE POPULAR VILLAGE OF INKPEN, AN OPPORTUNITY TO PURCHASE A COTTAGE IN NEED OF RENOVATION, AND WITH A LOVELY PLOT OF APPROXIMATELY 2.65 ACRES.**





Please note that the vendors of this cottage are also selling another property close by, and three other blocks of land. These can be identified on the plan in this brochure showing the five lots that are available, and Box Cottage is Lot 5.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity have been connected to the cottage in the past but are now disconnected. Drainage would be via private drainage which would be for the buyer to install

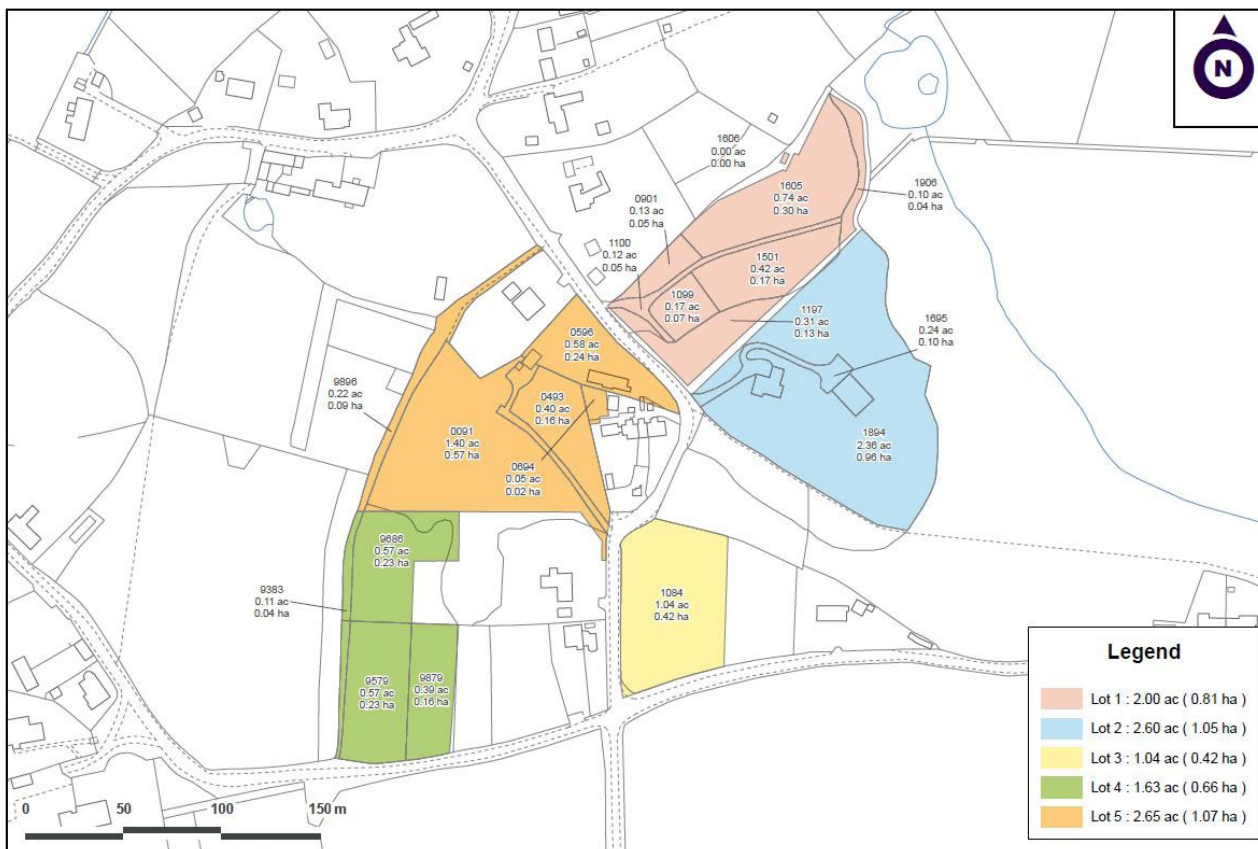
**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band F

**Viewing:** Access is strictly by prior appointment through the Newbury office 01635 263010. Please do not enter the site without making an appointment.

**Directions:** Please use post code RG17 9DN





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