



2 HIGH STREET

Guide Price £300,000

Carter Jonas

2 HIGH STREET KINTBURY RG17 9TW

- Newbury town and mainline train station 7 miles
- Kintbury station within walking distance
- M4 (J14) 4 miles

Sitting room with attractive fireplace and wood burning stove · modern well equipped kitchen/dining room · utility area · principal bedroom with double aspect views · tiled bathroom with bath and shower over · second double bedroom · many character features including exposed timbers and wood flooring · private parking for 2 cars · wonderful village centre location · Energy Rating E

SITUATION

Kintbury is a popular village, first chronicled as Kentbury, in 931 A.D. on the south bank of the River Kennet, with a population of about 2,500 (1991 census). There is a good mix of property from larger houses to terraces of pretty period cottages, together with some more modern properties. The Norman church of St Mary's is in the heart of the village, surrounded by areas of open space left in Trust for the benefit of the village. There is a good selection of shops within walking distance. The larger centres of Hungerford and Newbury are within 4 and 7 miles respectively. Communications are good either by train from the village (Paddington via Newbury and Reading) or by car on the M4 (Junction 13 and 14) and the A34 dual carriageway to Oxford and the south. Sporting amenities include golf at Newbury and Marlborough, fishing on the River Kennet and village bowls and tennis club.

DESCRIPTION

This delightful cottage benefits from a great location and offers lots of interesting features. There is a spacious sitting room with an impressive fireplace with wood burning stove and exposed timbers to the ceiling. There are beautiful cottage style sash windows with white plantation blinds throughout, windows in the sitting room provide double aspect views across the centre of the village.

A DELIGHTFUL 2 BEDROOM SEMI-DETACHED CHARACTER COTTAGE WITH A WONDERFUL LOCATION IN THE CENTRE OF THIS POPULAR VILLAGE. THE PROPERTY BENEFITS FROM LOTS OF PERIOD FEATURES WITH A LIGHT AND SPACIOUS CONTEMPORARY FEEL. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.



The sitting room leads to a modern well equipped kitchen/ dining room with built in dishwasher, washing machine, fridge/freezer and oven with induction hob, the kitchen also benefits from a side door giving external access and good quality tiled flooring. An open staircase helps give the feeling of light and spaciousness and there is a utility area providing useful additional storage. Upstairs the feeling of character and space continues with 2 comfortable bedrooms and a modern bathroom in classic white with tiled walls and flooring and a bath with shower over.

OUTSIDE

The property is nicely located directly in the heart of the village with easy access to all of Kintbury's facilities. There is also a private parking area with space for at least 2 cars.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage, oil fired central heating

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band C

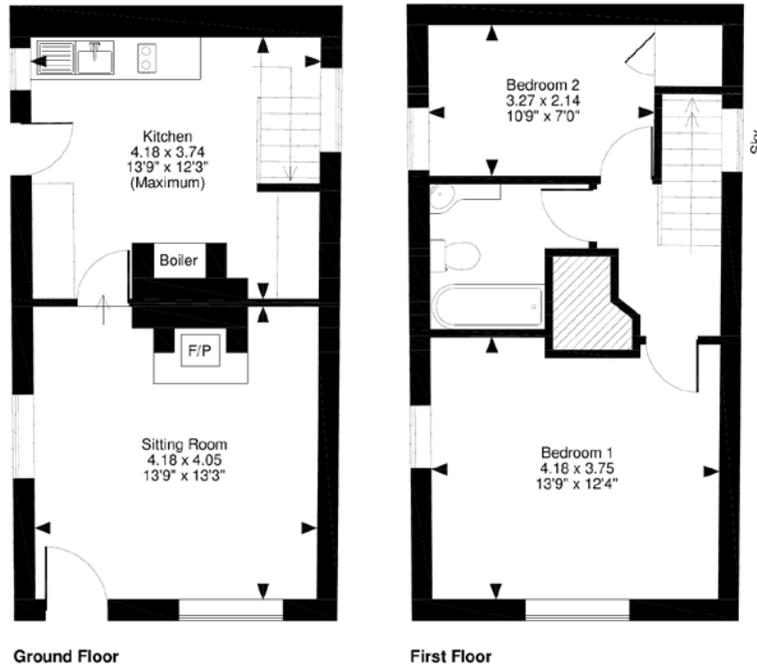
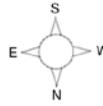
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG17 9TW

From Newbury take the A4 towards Hungerford. Turn left signposted to Kintbury and proceed over the railway line passing the Dundas Arms on your left hand side. Proceed into the village passing a corner shop on your left, 2 High Street can be found directly opposite.



High Street, Kintbury, Hungerford
 Approximate Gross Internal Area
 724 sq ft / 67 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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