



**26 INKPEN ROAD**

Guide Price £500,000

**Carter Jonas**



## 26 INKPEN ROAD KINTBURY HUNGERFORD RG17 9TX

- Kintbury and station within walking distance
- Newbury 7 miles
- M4 (J14) 6 miles

Covered porch · entrance hall · sitting room with open fireplace · dining room · kitchen · ground floor bathroom · 3 bedrooms · generous rear garden · off street parking · oil fired central heating · 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. There is a good mix of property from larger houses to terraces of pretty period cottages. 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

26 Inkpen Road is believed to have been built in the early 1900's with red brick elevations under a pitched tile roof. The property has been extensively updated by the current owners since purchasing the property in 2014 and now makes a lovely family home with period features. The accommodation on the ground floor briefly comprises the entrance hall with stairs to the first floor, under stairs storage and doors to 2 reception rooms and the shower room.

**RARELY AVAILABLE IS THIS LOVELY VICTORIAN END OF TERRACE HOUSE WITH OFF STREET PARKING, EXCELLENT SIZE GARDEN AND WITHIN CLOSE PROXIMITY OF THE CENTRE OF THE VILLAGE, CANAL AND RAILWAY STATION.**



The front reception room has a feature open cast iron fireplace with wooden mantle. The rear reception also has a working fireplace with woodburning stove and doorway to the kitchen with its range of eye and base level units, wooden worktops, sink and drainer, door to the garden. There is also a shower room on the ground floor comprising a shower cubicle, wash hand basin and low level WC. Upstairs there is a light landing area with access to the loft and 3 bedrooms, two of which feature period fireplaces.

## OUTSIDE

To the front of the house there is driveway parking for several cars as well as providing access to the side of the house to the rear garden. The rear garden is approximately 150ft in length and is primarily laid to lawn and enclosed with timber panel fencing. Adjacent to the house there is a large timber shed as well as an expansive patio.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Oil fired central heating, mains drainage and water.

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

**Council Tax:** Band D

**Viewing:** By prior appointment through the Newbury office 01635 263010

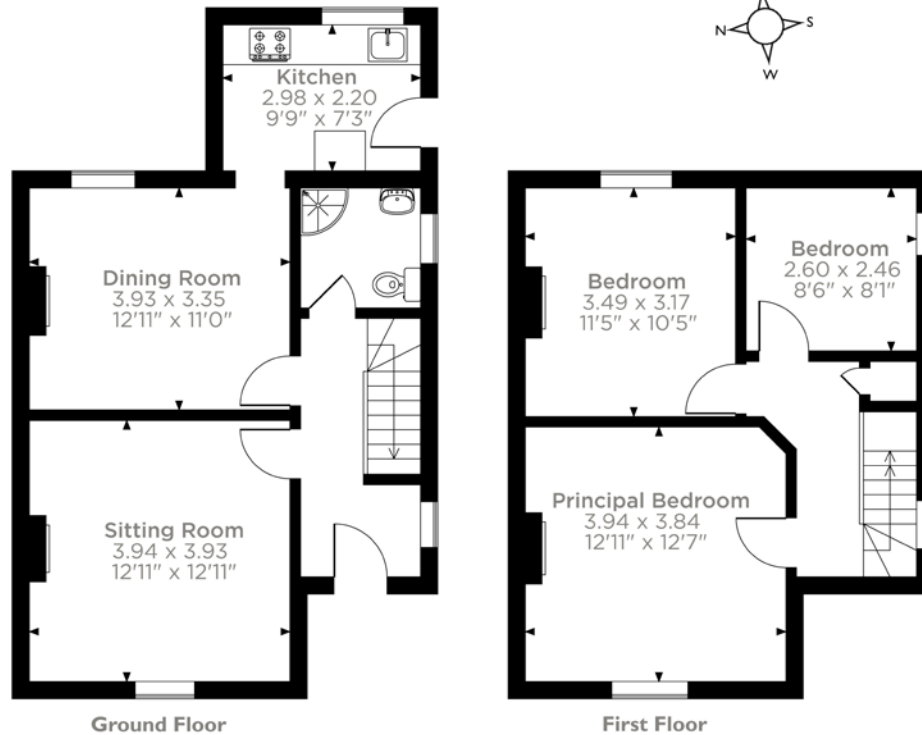
**Directions:** Please use postcode RG17 9TX

From Newbury take the A4 towards Hungerford. Turn left signposted Kintbury and proceed over the railway crossing and into the village. Continue through the centre of the village and turn left into Inkpen Road opposite the village stores. Continue up the road and number 26 will be found on the left hand side after the turning to Lawrence Mead.





26, Inkpen Road, Kintbury, Hungerford  
Approximate Gross Internal Area  
89 Sq M/958 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 64 D      |
| 39-54 | E             | 49 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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