



**KINCAIN**

Guide Price £625,000

**Carter Jonas**

## **KINCAIN COPNOR CLOSE WOOLTON HILL RG20 9UR**

- Newbury town and mainline station with trains to Paddington 5 miles
- Whitchurch Station with mainline trains to Waterloo 10 miles
- M4 (J13) 9 miles, A34 2 miles

Covered porch · entrance hall with staircase · WC cloakroom · study · sitting room with woodburning stove · dining room · family room with underfloor heating · kitchen/breakfast room · principal bedroom with en suite shower and wash hand basin · 3 further bedrooms · family bathroom · double-glazing · oil fired central heating · integral garage · generous driveway · private garden · Energy Rating E

### **SITUATION**

Kincain is nicely tucked away in this no through road and is just a short walk from the well regarded infant and junior schools, local amenities and plenty of countryside walks. Woolton Hill is a highly desirable village to the south of Newbury, it has all the requirements for daily living with a health centre, village shop/Post Office, pub/restaurant, Infant and Junior Schools plus further private junior and senior schools in the area. There is excellent walking, cycling and riding in the surrounding countryside. Communications via road and rail are well served with the A34 about 1 mile away offering access to the north to J13 of the M4 and also south to J6 of the M3. From Newbury (about 5 miles) trains into London Paddington in about 45 minutes. From Whitchurch (about 7 miles) trains into London Waterloo in just over 1 hour.

### **DESCRIPTION**

Kincain was built in c1976 and has been well maintained and enhanced by the current owners to create a beautifully presented modern family home with well balanced accommodation.

**AVAILABLE CHAIN FREE IS THIS BEAUTIFULLY PRESENTED FAMILY HOME WITH PRIVATE GARDEN, SINGLE GARAGE, CUL-DE-SAC LOCATION AND SITUATED WITHIN THE CATCHMENT OF THE POPULAR SCHOOLS TO THE SOUTH OF NEWBURY. OFFERING EASY ACCESS TO THE VILLAGE, LOCAL COUNTRYSIDE AS WELL EXCELLENT ROAD AND RAIL LINKS, EARLY VIEWING IS HIGHLY RECOMMENDED.**



The reception rooms on the ground floor all connect giving a wonderful open plan space when required and the expansive sitting room has a feature fireplace with multifuel stove. In addition to this well planned living space is a fitted kitchen, with a range of eye and base level units, and a downstairs cloakroom. There is a room off the kitchen currently used as a study but could be converted into a utility room if preferred and also provides integral access to the garage. On the first floor, there is an excellent principal bedroom with a bank of fitted wardrobes and en suite shower room (shower and wash hand basin), along with 3 further bedrooms and the generous family bathroom. There is also scope to extend the property to the side and rear subject to the relevant permissions.

### OUTSIDE

The property is approached through a wooden gate onto a gravel driveway and parking area which could accommodate up to 5 cars and also gives access to the garage. The rear garden has several different areas to enjoy the private outlook, which is fully enclosed by board fencing and mature hedging with convenient access via gates to both sides. The garden has been meticulously maintained, boasting a luscious border, a patio terrace and pergola, ideal to sit under and enjoy a relaxing drink at the end of a busy day. The remainder of the garden is laid to lawn with a handy shed to the side.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

**Local Authority:** Basingstoke & Deane Borough Council

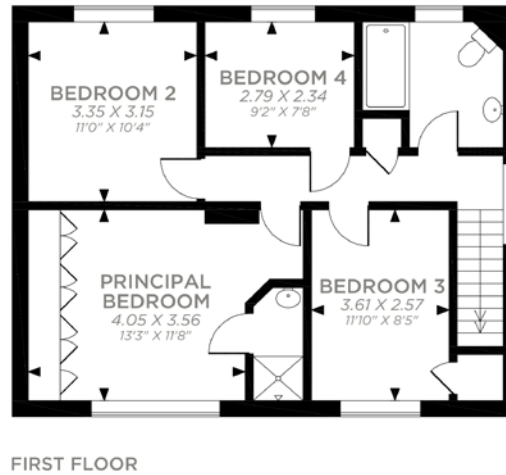
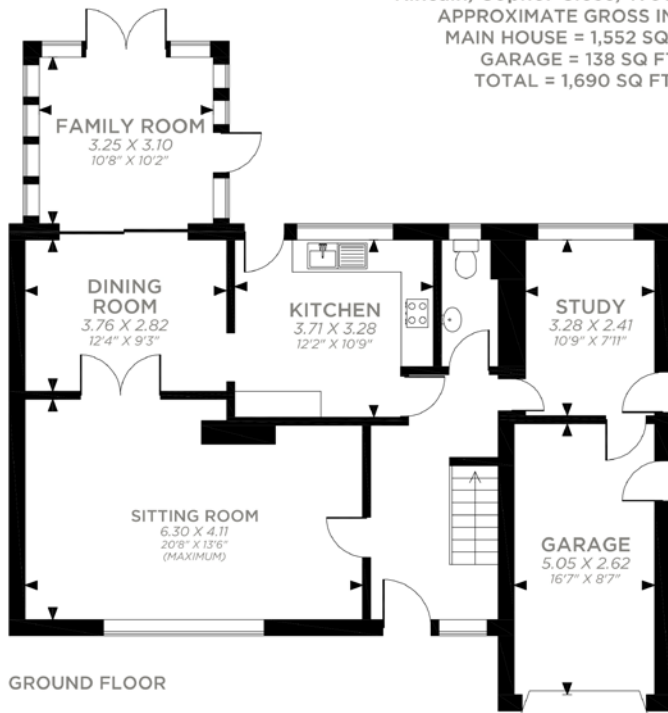
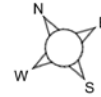
**Council Tax:** Band E

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

**Directions:** Please use postcode RG20 9UR. Leave Newbury to the south on the A343 Andover Road. At the Penwood crossroads turn right for Woolton Hill/Kintbury. Pass the Junior School and the turning for East End (Church Road) turn next left into Trade Street, carry on past the doctors surgery on the right and then turn right into Copnor Close and Kincairn is the second house on the right hand side.



Kincairn, Copnor Close, Woolton Hill, Newbury  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 1,552 SQ FT / 144 SQ M  
 GARAGE = 138 SQ FT / 13 SQ M  
 TOTAL = 1,690 SQ FT / 157 SQ M



GROUND FLOOR

FIRST FLOOR

**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		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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