



**THE GLADE**

Guide Price £825,000

**Carter Jonas**

# THE GLADE CRAVEN ROAD INKPEN RG17 9DZ

- Kintbury village and mainline train station to London Paddington 2.9 miles
- Hungerford town and mainline train station 2.7 miles
- Newbury town centre 8.9 miles
- Quiet location surrounded by lovely countryside

Entrance hall · ground floor shower room · newly fitted kitchen with a sitting room area · 31ft reception room/ dining room · conservatory · large utility room · two ground floor bedrooms · principal first floor bedroom with ensuite bathroom · integral double garage · boiler room · private drive with off-road parking · established garden of 0.23 acres · Energy Rating E

## SITUATION

The Glade is situated in the very popular village of Inkpen. Inkpen is a sought-after scattered village in West Berkshire, surrounded by particularly attractive and unspoilt countryside, with good opportunities for riding and walking. In the village is a well-respected primary school and The Crown and Garter country pub and restaurant, which also has a coffee shop. 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 2.9 miles to Kintbury with its excellent local shops and main line railway station.

## DESCRIPTION

The Glade has been lovingly maintained by the present vendor including the recent renovation of the kitchen which is now a feature of the property and is the hub of the house with both kitchen and sitting room areas. Originally a bungalow it is now been extended so that the accommodation is over two floors.

**AN IMMACULATELY PRESENTED DETACHED CHALET STYLE PROPERTY OFFERING FLEXIBLE ACCOMMODATION TOGETHER WITH A LOVELY KITCHEN/SITTING ROOM, A DOUBLE GARAGE, DRIVE AND GARDEN.**



On entering the property there is an entrance hall, a very large reception/dining room, an attractive conservatory, a large utility room and two ground floor bedrooms. There is solid oak wooden flooring in the hall, ground floor bedroom and the conservatory and the ground floor accommodation is completed by a smart shower room. On the first floor there is a principal bedroom with ensuite bathroom. The property has very light accommodation throughout and there are bifold doors in the kitchen providing access to the rear garden as well as French doors from the conservatory.

#### **OUTSIDE**

To the front of The Glade, there is a private drive for off-road parking together with access to the integral double garage. The garage has one electric door and power and lighting. The garden has a large, paved terrace directly behind the property for outside entertaining and dining, beyond which is a large area of lawn. The plot measures 0.23 acres in total.

### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Mains water, electricity, private drainage, oil fired central heating

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

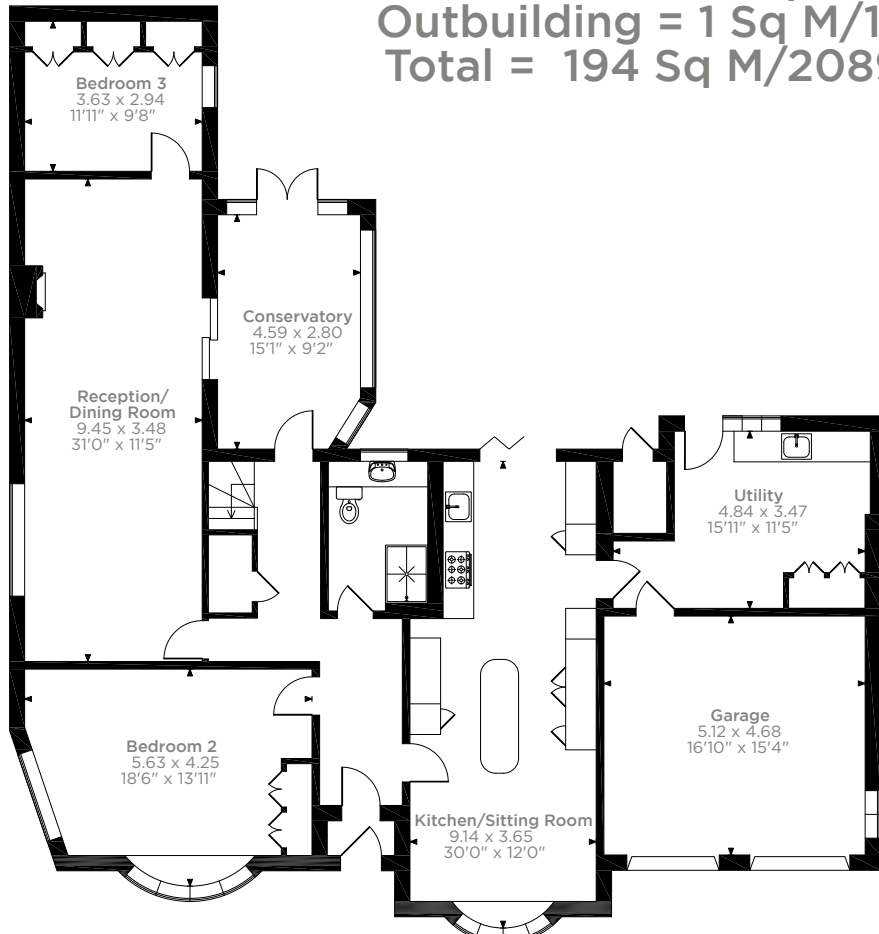
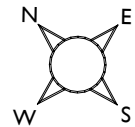
**Council Tax:** Band E

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

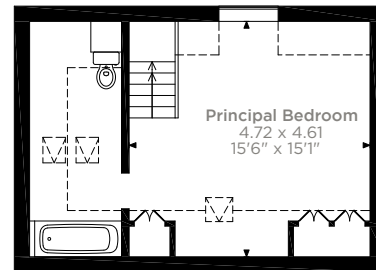
**Directions:** Please use postcode RG17 9DZ



The Glade, Craven Road, Inkpen, Hungerford  
 Approximate Gross Internal Area  
 Main House = 193 Sq M/2078 Sq Ft  
 Outbuilding = 1 Sq M/11 Sq Ft  
 Total = 194 Sq M/2089 Sq Ft



Ground Floor



First Floor

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		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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