



OLD KEEPERS COTTAGE
Trapps Hill, Inkpen, RG17 9QN

Carter Jonas

OLD KEEPERS COTTAGE, TRAPPS HILL, INKPEN, RG17 9QN

- Newbury and mainline station 9 miles
- Hungerford and mainline station 4.5 miles
- M4 (J14) 8 miles

Entrance porch • sitting room • dining room • kitchen • rear hall/utility • 2 bedrooms • box room • bathroom • enclosed mature garden of ¼ of an acre • drive • garage • Council Tax Band D • Energy Rating F

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 within 2 miles of Kintbury with its excellent local shops and main line railway station, whilst the market town of Hungerford is within 4.5 miles. Newbury with main line station (Paddington 40 minutes) is within 9 miles, whilst Junctions 13 and 14 of the M4 Motorway are within 11 and 8 miles respectively.

DESCRIPTION

Old Keepers Cottage is an attractive detached unlisted cottage positioned within a lovely mature garden of 0.25 acres. The house is now in need of some updating and offers an excellent opportunity for someone to put their own stamp on the property. There is also scope for it to be extended subject to the usual consents.

SITUATED IN A LOVELY QUIET AND RURAL LOCATION IN THIS VERY SOUGHT AFTER AREA A DETACHED COTTAGE OFFERING AMPLE SCOPE TO BE EXTENDED AND IMPROVED SUBJECT TO THE USUAL CONSENTS.



LOCATION

To one side of the garden is a drive providing off road parking and access to the timber garage. The garden is fully enclosed and surrounded by mature hedges and adjoins farmland on two sides. From the garage a path leads to the house and the surrounding garden is level, primarily laid to lawn and contains a number of trees, shrubs and plants.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use Post Code RG17 9QN



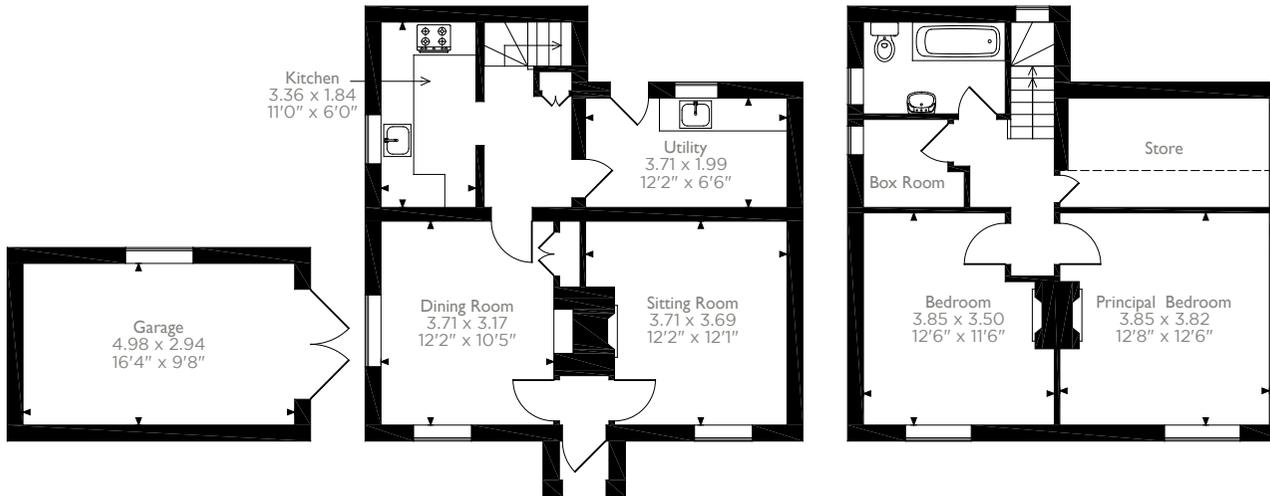
Old Keepers Cottage, Trapps Hill, Hungerford, Berkshire

Approximate Gross Internal Area

Main House = 93 Sq M/1001 Sq Ft

Garage = 15 Sq M/161 Sq Ft

Total = 108 Sq M/1162 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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 31 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | | |

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury RG14 1DT

carterjonas.co.uk

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