



**2 THE CLIFFS**  
Kintbury

**Carter Jonas**



## 2 THE CLIFFS CHURCH STREET KINTBURY RG17 9TT

– Good access to rail and road links including Kintbury mainline station and access to the M4/A34

Entrance hall · living room · dining room · kitchen · rear porch · 2 bedrooms · bathroom · useful wooden shed · attractive front garden laid to lawn · rear courtyard style garden · double-glazing · there is no private parking to the property · Energy Rating E

### SITUATION

Kintbury is a popular village, first chronicled as Kintbury, 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

This attractive cottage style house is extremely well situated within a terrace of red brick houses situated along a pedestrian walkway. The property offers a great deal of charm and although requires some modernisation is in good condition. The entrance hall gives access to a living room with open fireplace and views over the front garden, there is a spacious dining room with storage cupboard and doorway to a rear porch which leads to the rear courtyard garden. Off the dining room there is a small kitchen with wall and base units.

**AN EXTREMELY ATTRACTIVE CHARACTER COTTAGE WITH A LOVELY QUIET LOCATION IN THE HEART OF THIS DESIRABLE VILLAGE.**





Upstairs the feeling of charm and character continues with 2 comfortable bedrooms and bathroom.

### OUTSIDE

The property is accessed via a pedestrian walkway with gated front garden with well-tended lawn, a shared access with next door leads to a useful courtyard rear garden which also houses a useful wooden shed. Please be aware there is no private parking for the property.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and 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 9TT. Please be aware that Church Street is a very narrow street where it is difficult to park, the pedestrian walkway leading to the property can be found at the end of Church Street.





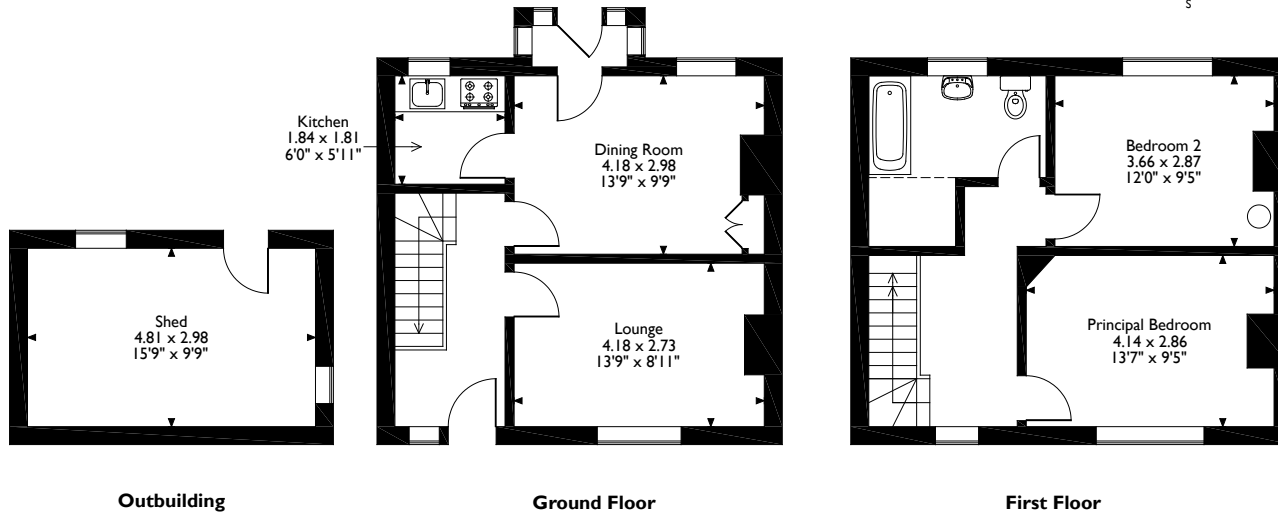
## 2 The Cliffs Church Street Kintbury, Hungerford, Berkshire

Approximate Gross Internal Area

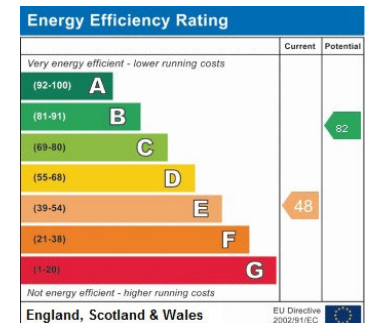
Main House = 77 Sq M/831 Sq Ft

Outbuilding = 14 Sq M/154 Sq Ft

Total = 91 Sq M/985 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.



**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

Offices throughout the UK



### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.