



16 NEWBURY STREET
Kintbury

Carter Jonas

16 NEWBURY STREET KINTBURY RG17 9UU

- Walking distance to mainline station with trains to London Paddington
- Good access to M4 (J14) and A34

Sitting room with wood burning stove · spacious kitchen with access to an enclosed courtyard area and separate utility building · 2 comfortable double bedrooms · fantastic fully tiled high quality bathroom · very impressive private gardens · central village location on a very attractive street · excellent access to road and rail links and to the Kennet & Avon Canal · Energy Rating E

SITUATION

16 Newbury Street is situated close to the centre of the village so within easy walking distance to all the facilities. 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. Sporting amenities include golf at Newbury and Marlborough, fishing on the River Kennet and village bowls and tennis club.

DESCRIPTION

An extremely stylish and well presented terrace house which has been much improved and well maintained by the current owners. The solid wood front door opens to a lovely sitting room with wood burning stove and impressive brick fireplace. This leads to an impressive kitchen/dining room with a good selection of units providing storage and tiled farmhouse style flooring. From here there is access to an enclosed courtyard and an extremely useful outbuilding which has been converted to a utility room providing space for washing facilities and good storage.

A SUPERBLY PRESENTED CHARACTER COTTAGE LOCATED ON A PRETTY STREET IN THE CENTRE OF THIS HIGHLY SOUGHT AFTER VILLAGE. THE HOUSE BENEFITS FROM SPACIOUS HIGH QUALITY ACCOMMODATION AND STUNNING PRIVATE GARDENS.



Upstairs the feeling of character, quality and space continues with 2 comfortable double bedrooms and a very well finished bathroom with luxurious fittings and full tiling. The property brims with character and quality.

OUTSIDE

A particular feature of the property is a fully enclosed generous private garden which has been landscaped to provide an attractive gravel pathway, well tended lawn and a wood deck perfect for relaxing and al fresco dining. This main area of garden is located a few short steps away from the house, accessed via a communal walk way at the rear.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG17 9UU

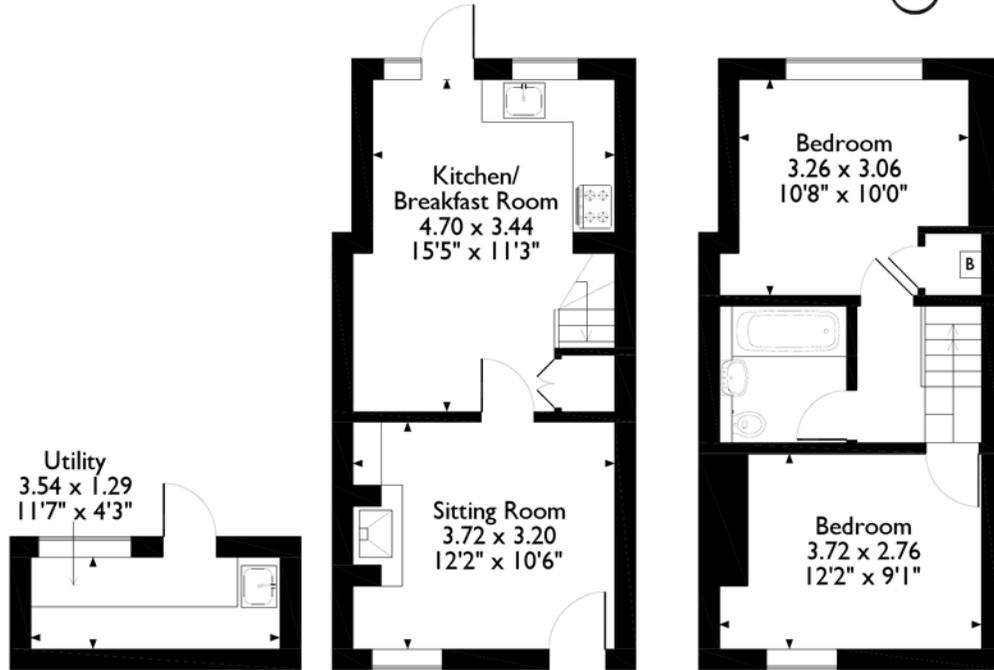


16 Newbury Street, Kintbury

Approximate Gross Internal Area

Main House = 58 Sq M/630 Sq Ft

Outbuilding = 5 Sq M/49 Sq Ft



Outbuilding

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		7.9
(55-68)	D		
(39-54)	E	4.7	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK

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