



BARN COTTAGE

36 Newbury Street, Kintbury

Carter Jonas

BARN COTTAGE 36 NEWBURY STREET KINTBURY RG17 9UU

- Within walking distance to mainline station with trains to London Paddington
- Good access to M4 (J14) and A34
- Village location with excellent facilities
- An area of outstanding natural beauty

Porch and cloakroom · living room with wood burning stove · dining room · kitchen/breakfast room · principal bedroom with quality fitted wardrobes and en suite · impressive family bathroom with bath and separate shower · 2 additional double bedrooms · gated entrance · gravel driveway with parking · attractive barn building with garaging and storage · well-tended level gardens of nearly ¼ of an acre · permission granted for a substantial rear and side extension · Energy Rating D

SITUATION

Barn Cottage is very well situated and well set back from the road and close to the village centre. 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. 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.

AN ATTRACTIVE DETACHED HOUSE SITUATED IN A GENEROUS PLOT WITH AN IMPRESSIVE BARN STYLE TRIPLE SIZE GARAGE AND LOVELY GARDENS OF NEARLY ¼ ACRE, WELL LOCATED IN THIS PRIME VILLAGE. WITH PERMISSION FOR FURTHER SCOPE TO EXTEND.



DESCRIPTION

This characterful detached house offers spacious and good quality accommodation, the property has already been much improved by the current owners. A covered porch with tiled pitch roof and cloakroom gives access into a spacious living room with wood burning stove and sliding doors giving views and access onto the garden. There is a separate dining room and a fitted kitchen with side door giving further access to the garden. Upstairs the feeling of space and quality continues with much of this area recently improved and now offering a principal bedroom with extensive fitted wardrobes and luxurious en suite. There are 2 further double bedrooms and a newly fitted family bathroom benefitting from bath and separate double shower.

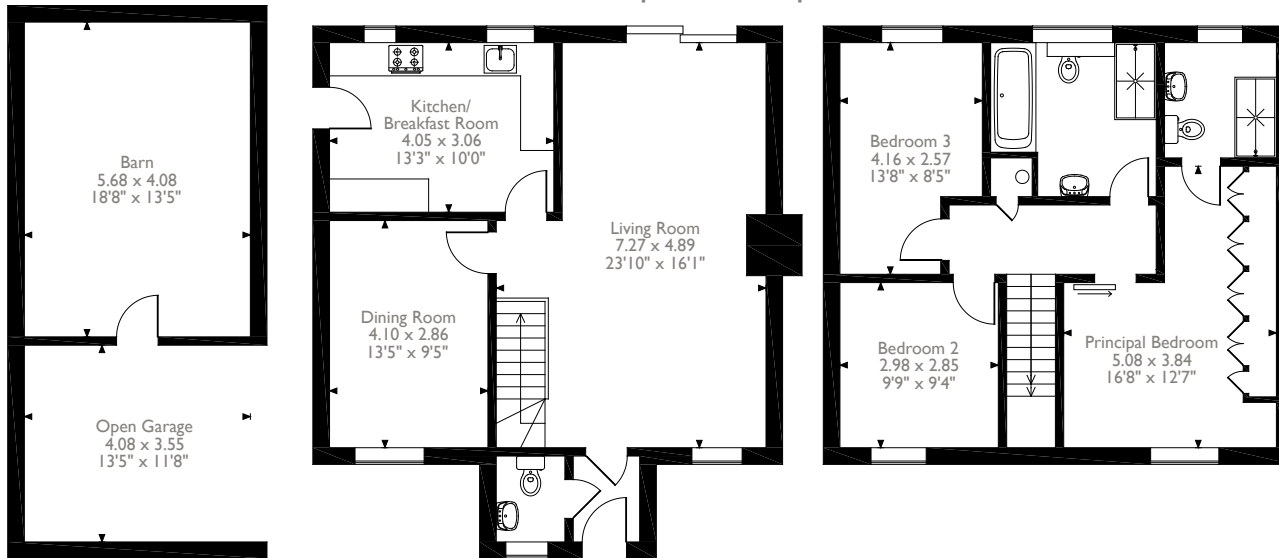
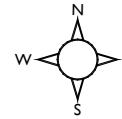
OUTSIDE

The property is well set back from the road with a gated gravel drive and plenty of parking with access to an attractive detached barn within the grounds giving excellent options for parking, storage and workshop area. The house is set centrally within its plot and is surrounded by lovely well maintained gardens with a range of shrubs, plants and evergreens. The property and gardens offer excellent privacy and the plot is unusually large for a village house so centrally located. A rare opportunity to acquire a family home with many impressive features. NOTE, the property has planning permission for an extensive rear and side extension, please see West Berkshire website ref 22/00313/HOUSE.



Newbury Street Kintbury Hungerford, Berkshire

Approximate Gross Internal Area
Main House = 120 Sq M/1291 Sq Ft
Garage/Barn = 38 Sq M/409 Sq Ft
Total = 158 SqM/1700 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		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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