



AVALON

Guide Price £1,450,000

Carter Jonas

AVALON POST OFFICE ROAD INKPEN RG17 9PU

- Kintbury village and mainline station 2 miles
- Newbury town centre and mainline train station with trains to London Paddington 7.5 miles
- Hungerford town centre and mainline station 4.5 miles

Entrance hall · cloakroom · sitting room · family room · study · dining room with folding doors to an impressive open plan kitchen/breakfast room with doors to the garden · utility room · principal bedroom with ensuite · guest bedroom with ensuite · three further double bedrooms · family bathroom · adjoining garage · electric gates with long driveway and plenty of parking · lovely established and private garden · Energy Rating E

SITUATION

Avalon is situated in this very desirable village, surrounded by an interesting mix of individual houses and with plenty of country walks nearby as well as good access to surrounding villages and towns. 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 within 2 miles of Kintbury with its excellent local shops and main line railway station, whilst the market town of Hungerford is within 3 miles. Newbury with main line station (Paddington 50 minutes) is within 7 miles, whilst Junctions 13 and 14 of the M4 Motorway are within 10 and 8 miles respectively.

A FANTASTIC FAMILY HOME PROVIDING EXTENSIVE ACCOMMODATION, ALL MAINTAINED TO A HIGH STANDARD THROUGHOUT AND SITUATED IN A LOVELY ESTABLISHED GARDEN OF APPROXIMATELY ½ AN ACRE.



DESCRIPTION

Avalon is an individual detached family home offering over 3000 ft.² of accommodation. The property has been a lovely family home for many years and has been well maintained both inside and out by the present vendors. The house offers very light and spacious rooms with the main feature on the ground floor being the impressive open plan kitchen breakfast room/dining room which has two sets of doors providing direct access to the garden. In addition there are two other large reception rooms on the ground floor as well as a separate study, a useful utility room and a cloakroom. Upstairs there is a central landing, a principal bedroom with fitted wardrobes and windows overlooking the rear garden and a large ensuite shower room, a guest bedroom with ensuite bathroom, three further double bedrooms and a family bathroom.

OUTSIDE

Avalon is approached through an electric gate beyond which is a long drive providing access to the house, garage and private parking. There is an area of open lawn to the side of the drive and adjoining the house is the garage. The garden is a particular feature of the property. The house has a large paved terrace which is ideal for outside entertainment and dining. Beyond this there is an extensive lawn in the garden surrounded by a mixture of mature trees, shrubs and plants making it very private.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and drainage are connected, LPG gas

Local Authority: West Berkshire Council – 01635 551111

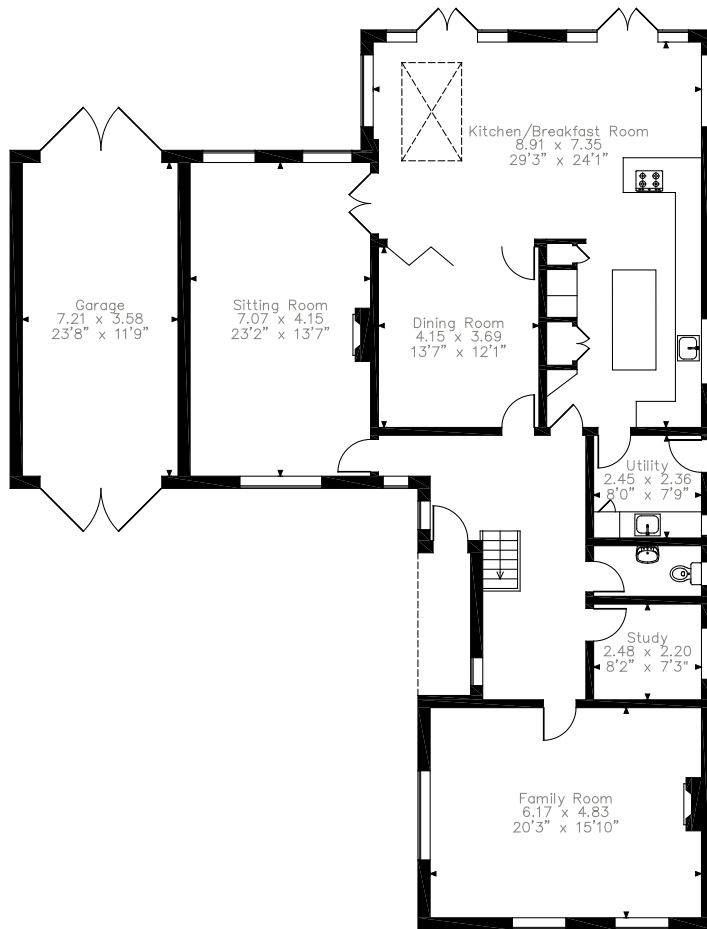
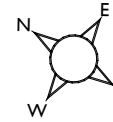
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

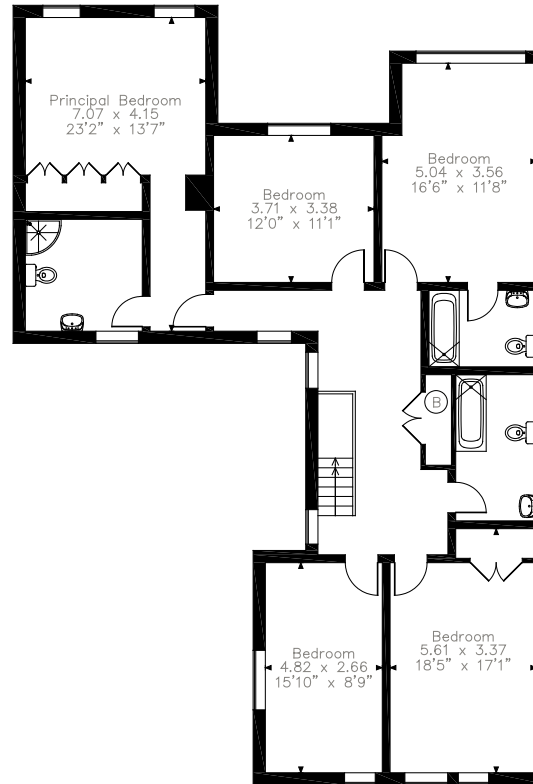
Directions: Please use post code RG17 9PU



Avalon, Post Office Road Inkpen, Hungerford
 Approximate Gross Internal Area
 Main House = 295 Sq M/3175 Sq Ft
 Garage = 26 Sq M/280 Sq Ft
 Total = 321 Sq M/3455 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		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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