



THE OLD SAWMILLS & WILSON

The Old Sawmills
(1970 sq.ft)

Inkpen

The Old Sawmills (1970 sq.ft) Inkpen West Berkshire RG17 9EF

A well-presented five bedroom detached family home located in the sought after village of Inkpen. The property is situated in an area of natural outstanding beauty and is positioned within a quiet cul-de-sac, whilst other benefits include oil fired central heating and uPVC double glazing. The ground floor accommodation comprises entrance hall, cloakroom, study, utility room, sitting room, dining, kitchen and a Garden Room leading out onto the garden. Upstairs, there is a master bedroom with en-suite shower room and fitted wardrobes, four further bedrooms (two of which have built-in wardrobes) and a family bathroom. Externally there is a beautifully kept, private rear garden which is mainly laid to lawn with mature flower bed/hedge borders and a patio seating area. To the front of the property, there is a double garage and ample off road parking via driveway. Inkpen is a tranquil village which sits between Newbury and Hungerford within beautiful countryside that offers a variety of walks. There are direct rail links to London Paddington from both Kintbury and Hungerford stations nearby.

Services:

Mains services are connected.
(except gas)

EPC: Rating D

Full results of Energy
Performance Certificate
can be sent on request.

Council Tax:

Band G

Viewing:

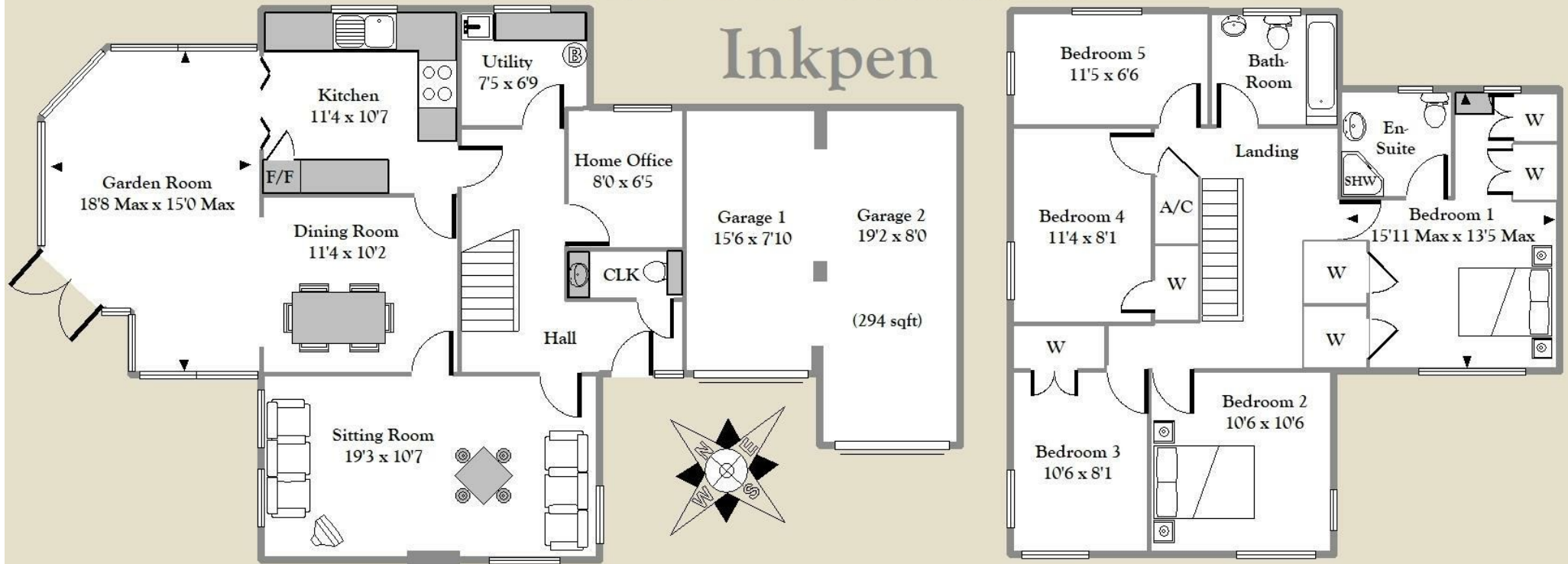
Strictly by confirmed
appointment with
Hillier & Wilson
01635 522044

Directions

From Newbury, leave the town on the A4 towards Hungerford. After approximately five miles, turn left signed to Kintbury, proceed in to the village, over the canal and railway bridge, then turn left at the crossroads by the village shop signposted Inkpen. When you get to the cemetery, turn right at the fork in the road signposted Lower Inkpen. Continue for 150m and The Old Sawmills will be on your left. The property is on your left as you enter the road.



The Old Sawmills Inkpen

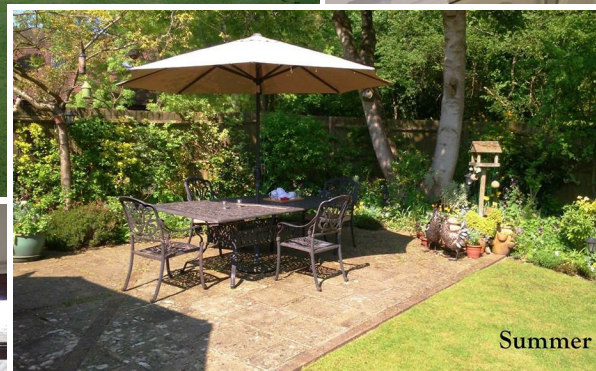


APPROX. GROSS INTERNAL FLOOR AREA 1970 sq.ft. - (Including Garage) - For identification only - Not to scale - Hillier & Wilson LTD



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.



Summer

