

HILLIER &

Gallants View
Lower Green, Inkpen

Lower Green Inkpen Berkshire RG17 9DW

A detached two bedroom cottage dating back to the 1700's, located in the sought after village of Inkpen. The property is situated in an area of natural outstanding beauty and has potential to extend with current planning permission in place, whilst other benefits include oil fired central heating and ample off road parking. The ground floor comprises entrance hall, bathroom, breakfast room with original bread oven, kitchen and sitting room. There is also a store room and utility room accessed from outside. Upstairs, there are two double bedrooms (one of which has built-in wardrobes). Externally there is an enclosed and private rear garden which is mainly laid to lawn with mature hedge/tree surrounds, a small patio area and a brick built shed; whilst to the front, there is ample off road parking via driveway which also has a lawn area. 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 & mains drainage -
Septic tank)

EPC:

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

Council Tax:

Band E

Viewing:

Strictly by confirmed
appointment with
Hillier & Wilson

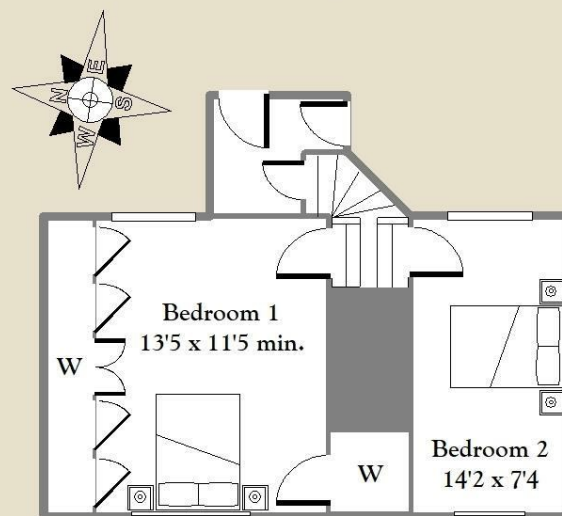
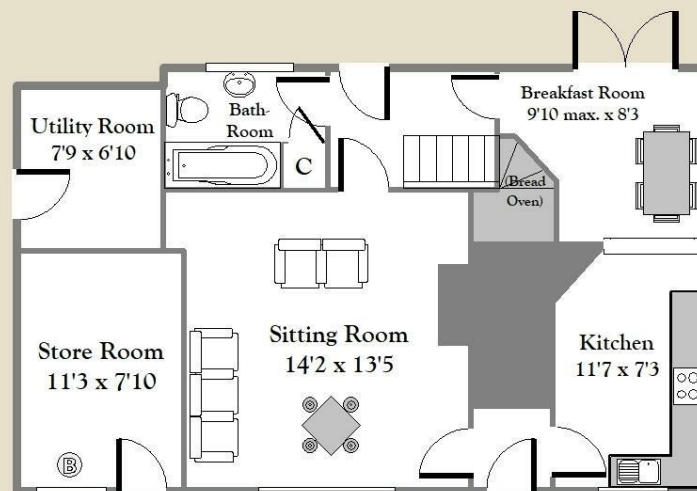
Directions

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 one mile passing the primary school, when you reach the triangular green, proceed straight ahead and the property will be after a short distance on the left hand side.





Gallants View, Lower Green, Inkpen



APPROX. GROSS INTERNAL FLOOR AREA 992 sq.ft. (92 sq.m)
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.

