

HILLIER & WILSON



Newbury Street, Kintbury



# Newbury Street Kintbury Berkshire RG17 9UX

A beautifully presented link detached home built by well-established local developer Donnington Homes in the sought after village of Kintbury. The property has 7 years remaining on the NHBC and benefits from uPVC double glazing, landscaped private garden and a car port providing off road parking. The ground floor comprises entrance hall, utility room, double bedroom with French doors onto the garden and a shower room. On the first floor, there is an open-plan kitchen/sitting/dining room with stone work surfaces and French doors onto a balcony area. On the top floor, there is a double bedroom with en-suite bathroom, built-in cupboard and eaves storage. Externally, there is a landscaped rear garden which has been altered by the current owners to include a spiral staircase creating two levels; on the ground level is a patio area and the top level is stoned with a vegetable garden and there is also Phillips hue lighting to the deck and rear. The village of Kintbury has good local amenities including a primary school, railway station, two pubs and a variety of shops. The surrounding countryside is designated as an Area of Outstanding Natural Beauty and offers picturesque walks at all times of the year.

**Services:**

Mains services are connected (except gas)

**EPC: Rating D**

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

**Council Tax:**

Band D

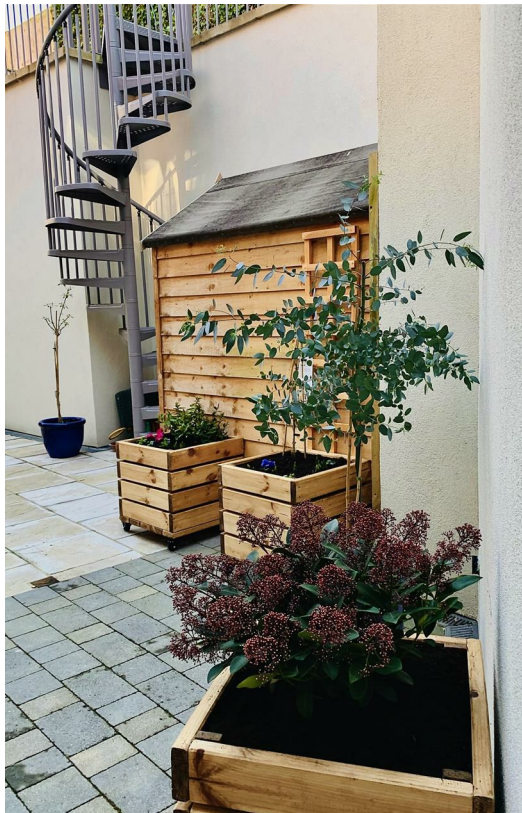
**Viewing:**

Strictly by confirmed appointment with

**Hillier & Wilson**

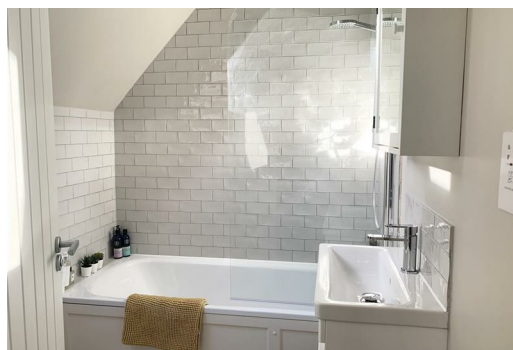
**01635 522044**

**Directions**

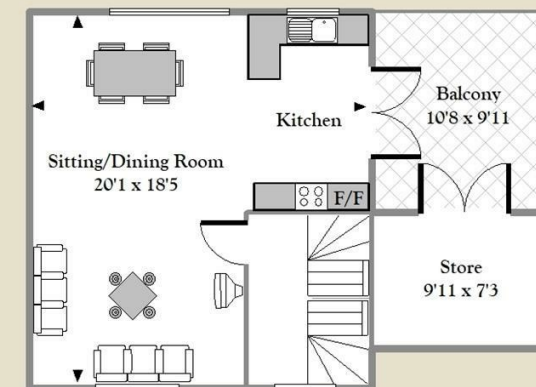
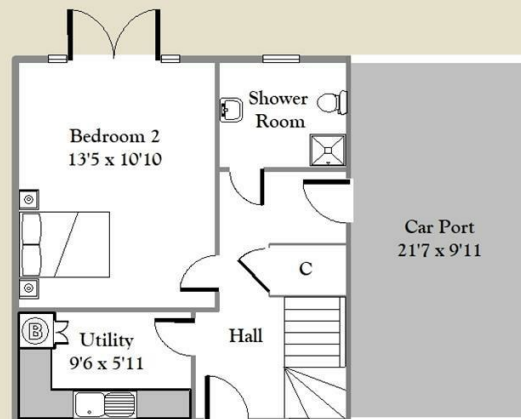
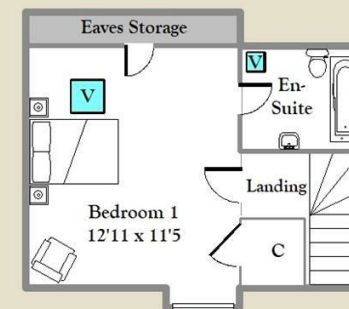
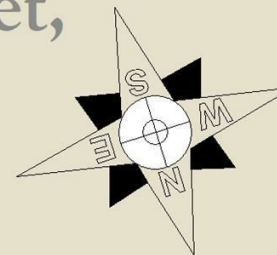


From Hillier & Wilson's office proceed along Pound Street and Enborne Road. Follow for approximately six miles through Hampstead Marshall and upon entering Kintbury, proceed straight ahead. Go straight over the mini roundabout and soon after, the property will be found on the left hand side.





# Newbury Street, Kintbury



APPROX GROSS INTERNAL FLOOR AREA 986 sq.ft  
(Excluding Balcony, Carport and Store) 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.



