



MARLOES

CHURCH STREET, KINTBURY, HUNGERFORD, BERKSHIRE, RG17 9TR



Marloes

Church Street, Kintbury, RG17 9TR

Approximately Five Minutes walk to Kintbury Railway Station with links to London Paddington and the West Country

Approximately 3 miles to Hungerford

Approximately 5 miles to M4 Junction 14

- Freehold
- Detached House
- Entrance Hall
- Cloakroom/W.C
- Study/Family Room
- Sitting Room
- Dining Room
- High Quality Kitchen with integrated appliances
- Utility Room
- Four Bedrooms
- Master Bedroom with dressing area and en-suite bathroom
- Family Bathroom
- Double Glazing
- Oil Fired Central Heating
- Beautiful Gardens
- Extensive Parking
- Tandem Length Garage
- Exclusive location close to Kennet & Avon Canal

Situation

The property is situated in an exclusive private close in the heart of Kintbury, just a few moments from the Kennet & Avon Canal. The thriving village of Kintbury is well served by a range of facilities including doctors' surgery, primary school, pubs/restaurants and sports clubs. There is also a well stocked corner shop (with post office), butcher, baker and hairdressers. The pretty market town of Hungerford (3 miles) and Newbury (6 miles) are easily accessible. Hungerford, which is famous for its antique shops, also boasts 2 supermarkets, banks, swimming pool and other useful amenities.

Guide Price £795,000





Nearby Kennet & Avon Canal

The Property

Marloes is a wonderful detached house quietly situated in an exclusive private close just a few moments from the Kennet & Avon Canal and a short walk from both the Village shop and the Railway Station.

The property is presented in first class order both inside and out.

On the ground floor there is a light and airy double aspect Sitting Room which links to the Dining Room, a Study/Family Room and a superbly re-fitted Kitchen complete with integrated appliances, gloss finish cabinets and granite work surfaces. In addition there is a useful Utility Room with a door leading out to the garden and finally a Cloakroom/W.C.

Upstairs, there are four generous sized Bedrooms. The master Bedroom benefits from a dressing area and an en-suite Bathroom whilst the main family Bathroom, complete with a separate shower serves the remaining Bedrooms.

Double glazing and oil fired central heating are the finishing touch.

Outside

The property occupies an excellent corner plot within the former walled garden of the rectory and still retains part of the original boundary wall and cast iron gateway. The location offers a good degree of seclusion. To the front there is an extensive block paved driveway for several cars and access to the **tandem length garage** with up and over electric front door, power and light, loft storage and personal door to the rear patio. The front garden itself includes a neat lawn interspersed with mature shrubs and plants. To the rear of the house the beautifully landscaped garden is a particular feature and enjoys a southerly aspect. There is a full width paved sun terrace with brick barbecue and an ornamental fish pond with steps rising to a neat terraced lawn interspersed with mature shrubs and plants and a vegetable plot in one corner. The rear garden has lovely views of the Village Church.

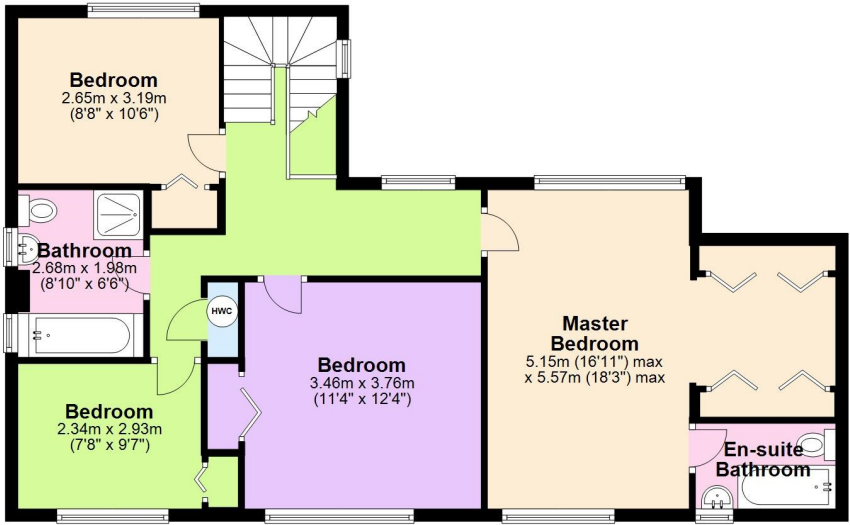
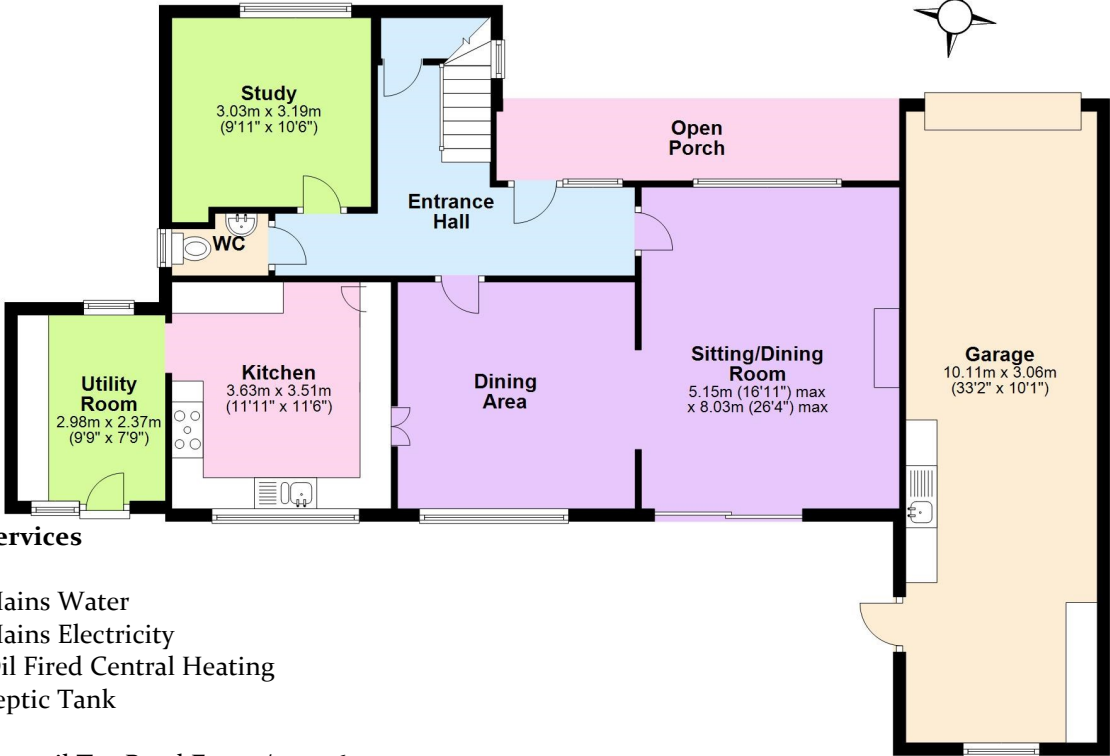


Ground Floor

Approx. 120.6 sq. metres (1298.5 sq. feet)

First Floor

Approx. 77.6 sq. metres (835.7 sq. feet)



Services

Mains Water
Mains Electricity
Oil Fired Central Heating
Septic Tank

Council Tax Band F 2019/20 £2652.40



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