



CROFT HOUSE
Guide Price £1,150,000

Carter Jonas

Croft House The Croft Church Street Kintbury RG17 9TS

- Local facilities in the village and mainline train station within walking distance
- Hungerford town centre 3.6 miles
- Newbury town centre 6.4 miles
- M4 (J13) 9 miles

Spacious entrance hall • kitchen • double aspect sitting room with doors to the garden • separate dining room • study • utility • cloakroom • main bedroom with ensuite • three further double bedrooms • family bathroom • large private drive providing plenty of parking • large double garage • private and established garden of 0.5 acres • scope to extend and improve • Energy Rating E

Situation

Croft House is situated in a secluded position at the end of a private drive, in the heart of the village, close to the church. It is well away from the village traffic in the High Street. There is a pedestrian gate from the drive providing direct access to a path which leads to the church, the shop and an easy walk to the train station. From the property there are direct walks along the canal and also to the facilities in the village, including the mainline train station and all are within walking distance. Kintbury is a popular village, first chronicled as Kentbury, in 931 A.D. on the south bank of the River Kennet. There is a good mix of property from larger houses to terraces of pretty period cottages. The Norman church of St Mary's is in the heart of the village, surrounded by areas of open space left in Trust for the benefit of the village. The larger centres of Hungerford and Newbury are 3.6 and 6.4 miles respectively. Communications are good either by train from the village (Paddington via Newbury and Reading) or by car on the M4 (Junctions 13 and 14) and the A34 dual carriageway to Oxford and the south. Local sporting amenities include golf at Newbury and

Situated in probably one of the best positions in this highly desirable village, an individual detached house with a private and secluded garden of 0.5 acres, large drive and double garage, with access to wonderful walks along the Kennet and Avon canal and within walking distance to a mainline train station.



fishing on the River Kennet and the village offers a yoga studio and tennis club, both within easy walking distance of the house.

Description

Croft House is a very individual property providing good accommodation. The front door opens into the spacious hallway with stairs to the first floor. On the ground floor there is a kitchen, a double aspect sitting room with fireplace, separate dining room, a useful study, a utility room and cloakroom. Upstairs the main bedroom overlooks the rear garden, with an ensuite, there are three further bedrooms and a family bathroom.

Outside

Outside the property is approached through a gate beyond which is a large gravel drive providing access and ample private parking. The garden is a particular feature of the property as it has been well maintained and landscaped, and has direct access via a path to the centre of the village. Directly behind the house is a wide paved terrace which is perfect for outside entertaining and dining. Beyond which there are large areas of lawn which are surrounded by established trees, shrubs and plants.

NB - please note that the vendor of this property works at Carter Jonas.

Additional Information

Tenure: Freehold

Services: Mains water, electricity and drainage, calor gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

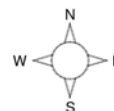
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: If driving to the house, please do not use the postcode. Instead drive up the High Street towards Hungerford and turn right immediately after the Blue Ball public house into a gravelled drive. Then bear right and continue to the end of the private drive and Croft House is the last property.



CROFT HOUSE, THE CROFT, CHURCH STREET, HUNGERFORD
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 2,062 SQ FT / 191 SQ M
 GARAGE = 383 SQ FT / 36 SQ M
 TOTAL = 2,445 SQ FT / 227 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	52 E	
21-38	F		
1-20	G		

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