



THE BARN COTTAGE
Guide Price £675,000

Carter Jonas

THE BARN COTTAGE HAMSTEAD HOLT FARM KINTBURY HOLT KINTBURY RG20 0DD

- Newbury and Newbury station 6 miles

- M4 (J13) 9 miles

- Kintbury and Kintbury station 1 mile

- Hungerford and Hungerford station 4 miles

Entrance hall · good size living room with open fire · kitchen/breakfast room · downstairs shower room and third bedroom/study · two first floor double bedrooms with storage · family bathroom · beautiful location overlooking fields · parking for several cars · Energy Rating E

SITUATION

The Barn Cottage lies in an Area of Outstanding Beauty, surrounded by unspoilt open countryside about a mile from the popular village of Kintbury and between the market towns of Newbury and Hungerford. The property enjoys outstanding rural views over farmland and yet is within a few minutes' drive of the village centre which has a primary school, shop/post office, butcher's shop, pub/restaurant, doctor's surgery and church as well as a mainline railway station. The River Kennett, a well-known chalk stream and the Kennet & Avon Canal pass within a mile of the property and there is also good riding in the immediate area. There is a wide selection of schools in the area, both private and state, including Cheam, Elstree, Thorngrove and Horris Hill prep schools, Marlborough, Radley, Downe House and Bradfield public schools.

DESCRIPTION

The Barn Cottage is a curtilage listed Grade II conversion of a former barn and is situated in the most idyllic spot. The accommodation offers bright and flexible accommodation and as the added benefit of there being no onward chain.

A VERY WELL PRESENTED BARN CONVERSION WITH SOUTH FACING GARDEN OVERLOOKING THE ADJOINING FIELDS AND WOODLAND, SITTING IN AN OVERALL PLOT OF APPROXIMATELY ¼ OF AN ACRE.



The accommodation briefly comprises a small porch leading to an entrance hall with 2 useful storage cupboards, a fabulous triple aspect sitting room with feature brick fireplace, a shower room, 3rd bedroom/office and the kitchen/breakfast room. This impressive room has a range of eye and base level units, plenty of space for a breakfast table and double doors to the garden. On the first floor there is light landing giving access to the 2 double bedrooms, both with under eave storage and the bathroom.

OUTSIDE

The gardens and location are a particular feature of the property with beautiful views over the surrounding fields. The cottage is approached via a courtyard development with a driveway leading to generous parking adjacent to the house. The cottage sits centrally within its plot and is primarily laid to lawn with a variety of shrubs interspersed around the garden.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Propane gas central heating, septic tank, mains water and electricity

Local Authority: West Berkshire Council – 01635 551111

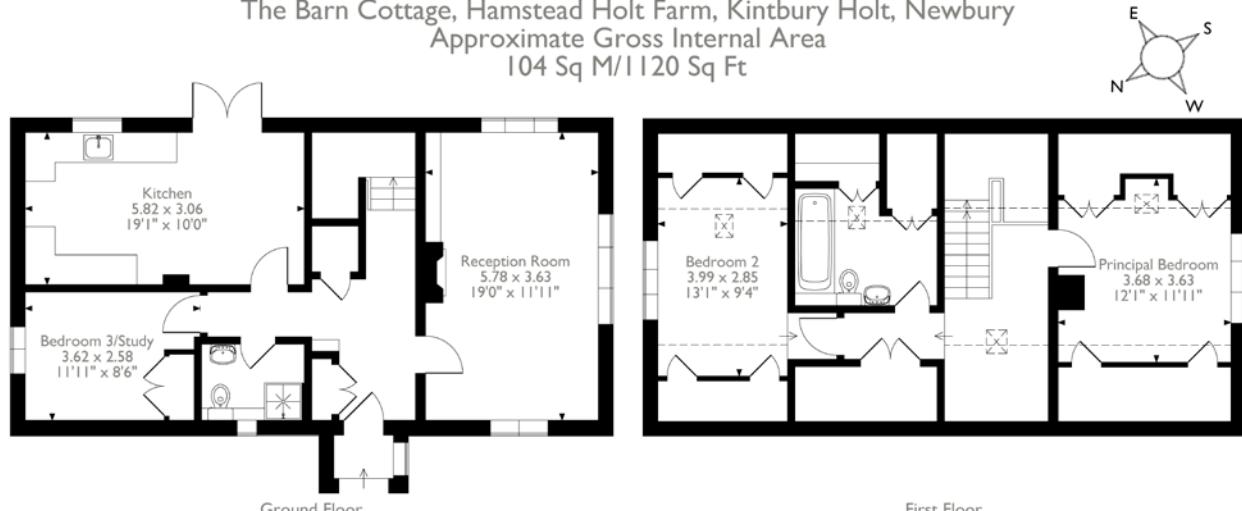
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 0DD – the property is located at Hamstead Holt Farm and the entrance to the farm is identified by a small triangle of grass with a drive either side of this. Take this drive and bear right once in the courtyard. Continue between 2 barns where the property can be found.



The Barn Cottage, Hamstead Holt Farm, Kintbury Holt, Newbury
Approximate Gross Internal Area
104 Sq M/1120 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	44 E	
21-38	F		
1-20	G		

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