



4 INGLES EDGE

Guide Price £600,000

Carter Jonas

4 INGLES EDGE INKPEN HUNGERFORD RG17 9PW

- Kintbury village and mainline station 2 miles
- Newbury town centre and mainline train station with trains to London Paddington 7.5 miles
- Hungerford town centre and mainline station 4.5 miles

Covered porch · entrance hall · cloakroom · dining room · spacious living room with fireplace with LPG gas fire and double doors accessing the garden · modern kitchen with integrated appliances · utility room · integral access to garage · principal bedroom with good quality en suite shower room · 2 additional bedrooms · beautifully fitted family bathroom · driveway with parking · generous private rear garden with patio and lawns · Energy Rating E

SITUATION

Inkpen is a sought-after scattered village in West Berkshire, surrounded by particularly attractive and unspoilt countryside, with good opportunities for riding and walking. It is protected to the south by the Inkpen Hills, well known for Combe Gibbet and Walbury Hill, at just under 1000 ft, the highest point in Berkshire. It is within 2 miles of Kintbury with its excellent local shops and mainline railway station, whilst the market town of Hungerford is within 4.5 miles. Newbury with mainline station (Paddington 50 minutes) is within 7.5 miles, whilst Junctions 13 and 14 of the M4 Motorway are within 10 and 8 miles respectively.

DESCRIPTION

4 Ingles Edge is an attractive 3-bedroom house with bright and spacious accommodation. The property has been improved and beautifully maintained by the current owners who have recently redecorated the property and had new carpets fitted.

A BEAUTIFULLY PRESENTED SPACIOUS 3 BEDROOM SEMI-DETACHED HOUSE SET IN A PRIVATE RESIDENTIAL CUL-DE-SAC IN THIS HIGHLY DESIRABLE VILLAGE WITH A LOVELY 'WRAP-AROUND' GARDEN.



A covered porch with tile pitched roof leads to a spacious entrance hall with modern cloakroom, there is a spacious dining room with views over the front garden, with double doors opening into a generous living room with attractive fireplace, and double doors lead into the garden. There is a modern fitted kitchen with extensive wall and base units and integrated appliances including oven and hob, microwave, dishwasher and fridge with granite worktops. The kitchen leads to a useful utility room with additional storage and integrated freezer and washer/dryer and provides integral access to a single garage with up and over door, power and lighting. The utility room also provides side access to the rear gardens.

Upstairs the feeling of light and space continues with an impressive principal bedroom with his and hers wardrobes and a modern good quality ensuite shower room. There are 2 additional bedrooms and a family bathroom which is also finished to a high standard. There is underfloor heating in the ensuite and bathroom.

OUTSIDE

To the front of the property there is a driveway with access to the garage providing parking and the property benefits from an impressive rear garden, which is a feature of the house, with a patio area for relaxing with water tap and lighting. This leads to a generous well tended lawn with shrubbed borders.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, oil-fired central heating

Local Authority: West Berkshire Council – 01635 551111

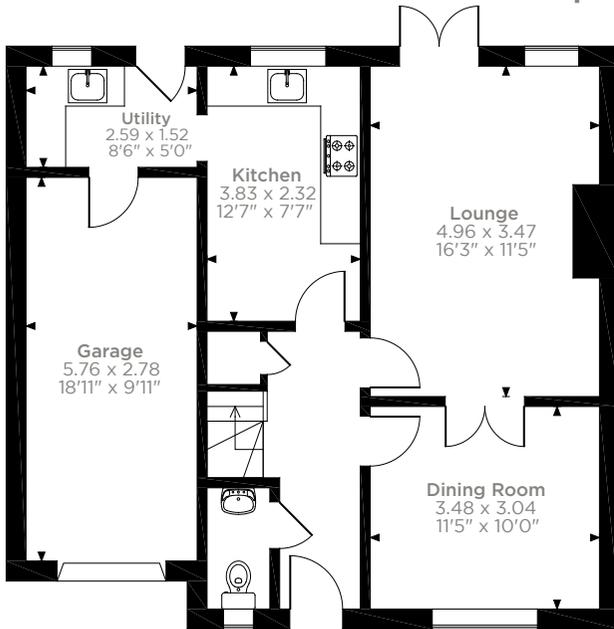
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

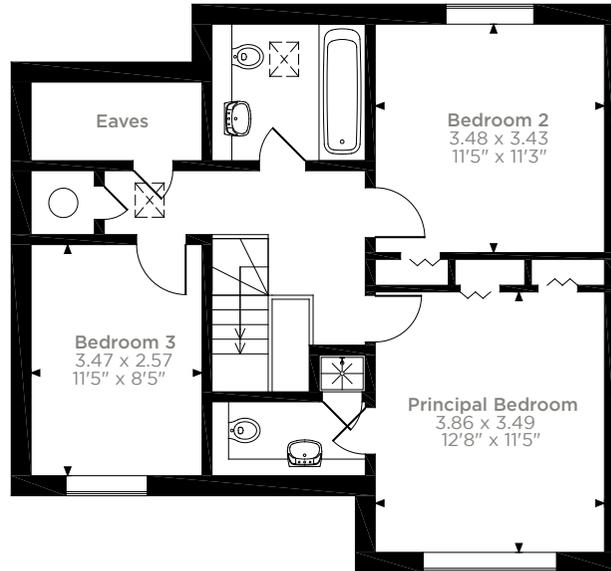
Directions: Please use postcode RG17 9PW



4 Ingles Edge, Inkpen, Hungerford, RG17 9PW
 Approximate Gross Internal Area
 126 Sq M/1357 Sq Ft



Ground Floor



First Floor

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		65 D
39-54	E	45 E	
21-38	F		
1-20	G		

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