

**STEPPE COTTAGE
KINTBURY**



Steppe Cottage

19 Newbury Street, Kintbury, Berkshire, RG17 9UX

Guide Price £425,000

Approximately 3.3 Miles to Hungerford

Approximately 6.4 Miles to Newbury

Approximately 9 Miles to M4 J13

- Freehold
- Detached Cottage For Renovation Or Redevelopment
- Sitting Room
- Dining Room
- Kitchen
- Cloakroom/W.C.
- Two Bedrooms
- Bathroom
- Large Garden
- Garage With Studio/Home Office Above
- Planning Permission Granted For Re Development
Planning Permission Reference 23/01802/FUL
- No Onward Chain



Situation

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 towns of Hungerford and Newbury are easily accessible. Hungerford which is famous for its antique shops also boasts two supermarkets, banks, swimming pool and other useful amenities.



The Property

Steppe Cottage stands in a good sized plot in the heart of Kintbury Village.

The property requires extensive renovation throughout. Presently the accommodation includes two reception rooms, Kitchen and W.C on the ground floor.

Upstairs, there are two Bedrooms and a Bathroom.

Additionally, the Cottage benefits from a substantial garage with a Studio/home Office above.

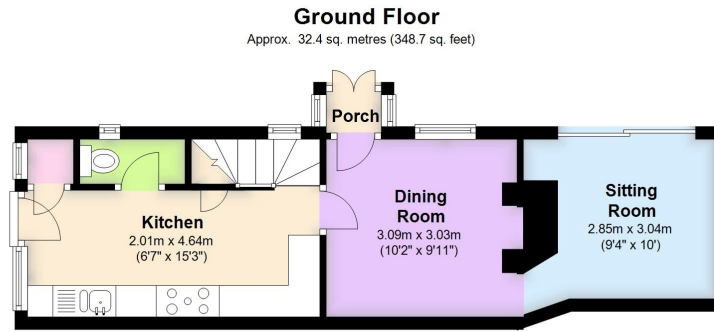
Planning permission also exists for redevelopment of the site. Please contact the Estate Agent for further details.

Outside

There is a large mature garden which includes lawn, shrubs and trees.

Note: The garden backs onto the primary school playground.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

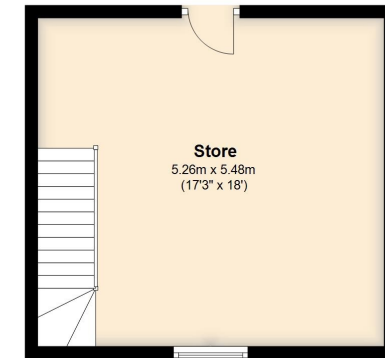
Garage/Workshop

Approx. 28.7 sq. metres (308.4 sq. feet)



Garage First Floor

Approx. 28.8 sq. metres (310.3 sq. feet)



Total area: approx. 124.8 sq. metres (1343.4 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions. Plan produced using PlanUp.

Steppe Cottage, 19 Newbury Street, Kintbury, Hungerford

Services

Council Tax Band: Steppe Cottage Currently C

What 3 Words Location: ///rivers.spent.steepest



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