



**FLAT 2 KINTBURY MILL**  
Station Road, Kintbury

**Carter Jonas**



## **FLAT 2 KINTBURY MILL STATION ROAD KINTBURY RG17 9UR**

- Walking distance to Kintbury mainline station with trains to London Paddington
- Good access to M4 (J14) and A34
- Hungerford and Newbury 6 miles

Communal entrance · attractive staircase to first floor · private front door · entrance hall · good quality shower room · impressive and spacious sitting room with open plan kitchen and breakfast area · bedroom with built in wardrobes · Energy Rating D

### **SITUATION**

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. There is a good selection of shops within walking distance. The larger centres of Hungerford and Newbury are within 4 and 7 miles respectively. Communications are good either by train from the village (Paddington via Newbury and Reading) or by car on the M4 (Junction 13 and 14) and the A34 dual carriageway to Oxford and the south. Sporting amenities include golf at Newbury and Marlborough, fishing on the River Kennet and village bowls and tennis club.

### **DESCRIPTION**

The flat is set in an attractive building and a highly desirable location with views of the River from the property and in close proximity to the railway station and The Dundas Arms public house. A communal front door leads to a smart entrance hall with attractive staircase leading to the first floor.

**AN IMPRESSIVE AND SPACIOUS 1 BEDROOM FIRST FLOOR FLAT LOCATED IN A CHARMING MILL BUILDING WITH AN IDYLIC SETTING ON THE RIVER KENNET AND WITHIN EASY REACH OF KINTBURY'S PLENTIFUL FACILITIES. THE PROPERTY BENEFITS FROM A SHARED FREEHOLD, RESIDENT PARKING AND IS AVAILABLE CHAIN FREE.**



This flat provides it's own front door into it's entrance hall with a modern well-equipped shower room to the left and access to a very impressive sitting room / open plan kitchen. The kitchen is modern and well-equipped with wall and base units and also provides a generous breakfast bar area before opening out into the sitting room which provides an attractive bay window with views to the front and a smaller window giving a lovely view of the River Kennet below. The bedroom is generous with a large full height fitted wardrobe, a large window providing plenty of light and an additional side window with further waterside views.

### OUTSIDE

To the front of the building there is a smart gravelled area private for residents parking, this area also gives access to a useful bin store. A particular feature of the property is it's location with views of the River Kennet and access to the Kennet & Avon Canal nearby. The property is also well located for Kintbury's local shops, the mainline station and The Dundas Arms.

## ADDITIONAL INFORMATION

**Tenure:** Share of Freehold – a 100 year lease will be automatically provided to the new owner. Service Charge: approximately £699 every six months

**Services:** Mains water, electricity and drainage

**Local Authority:** West Berkshire Council – 01635 551111

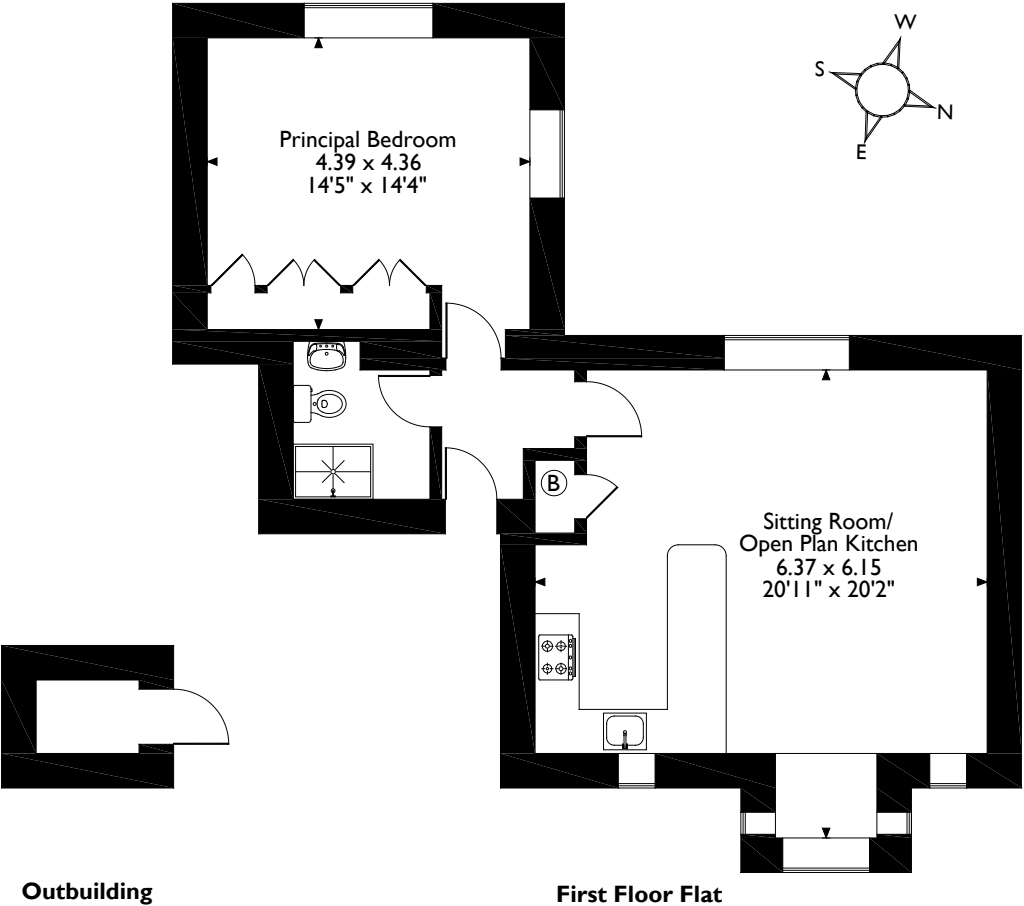
**Council Tax:** Band C

**Viewing:** By prior appointment through the Newbury office 01635 263010





Flat 2 Kintbury Mill, Station Road, Kintbury  
 Approximate Gross Internal Area  
 Main House = 59 Sq M/635 Sq Ft  
 Outbuilding = 1 Sq M/11 Sq Ft  
 Total = 60 Sq M/646 Sq Ft



**Outbuilding**

**First Floor Flat**

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		76   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

**Newbury 01635 263000**  
 newbury@carterjonas.co.uk  
 51 Northbrook Street, Newbury, RG14 1DT  
**carterjonas.co.uk**  
 Offices throughout the UK

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**  
 These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.