



Rose Cottage 6 Church Street Kintbury Hungerford Berkshire RG17 9TR

**Rose Cottage 6 Church Street Kintbury Hungerford
Berkshire RG14 6DH**

Price Guide £695,000 Freehold

Rose Cottage is a brick and framed building believed to date back to the mid 17th century with a number of later additions. The well appointed accommodation boasts thoughtful design and still captivating modern living. Located in the heart of this sought after village which boasts a village shop, baker, village school, sports facilities, two popular pubs, doctors surgery and adjacent to the church. A two minute walk to the station with a direct link to London Paddington only an hour away. Hungerford (4miles) and Newbury (7miles) provide a wider range of shopping facilities. On the doorstep of some beautiful walks including the Kennet and Avon Canal paths. The property boasts an abundance of period features and full of history and character. Another noted feature are the beautiful landscaped gardens which have been in the past open to the public. Viewing is Highly Recommended as properties in this location are rarely available.

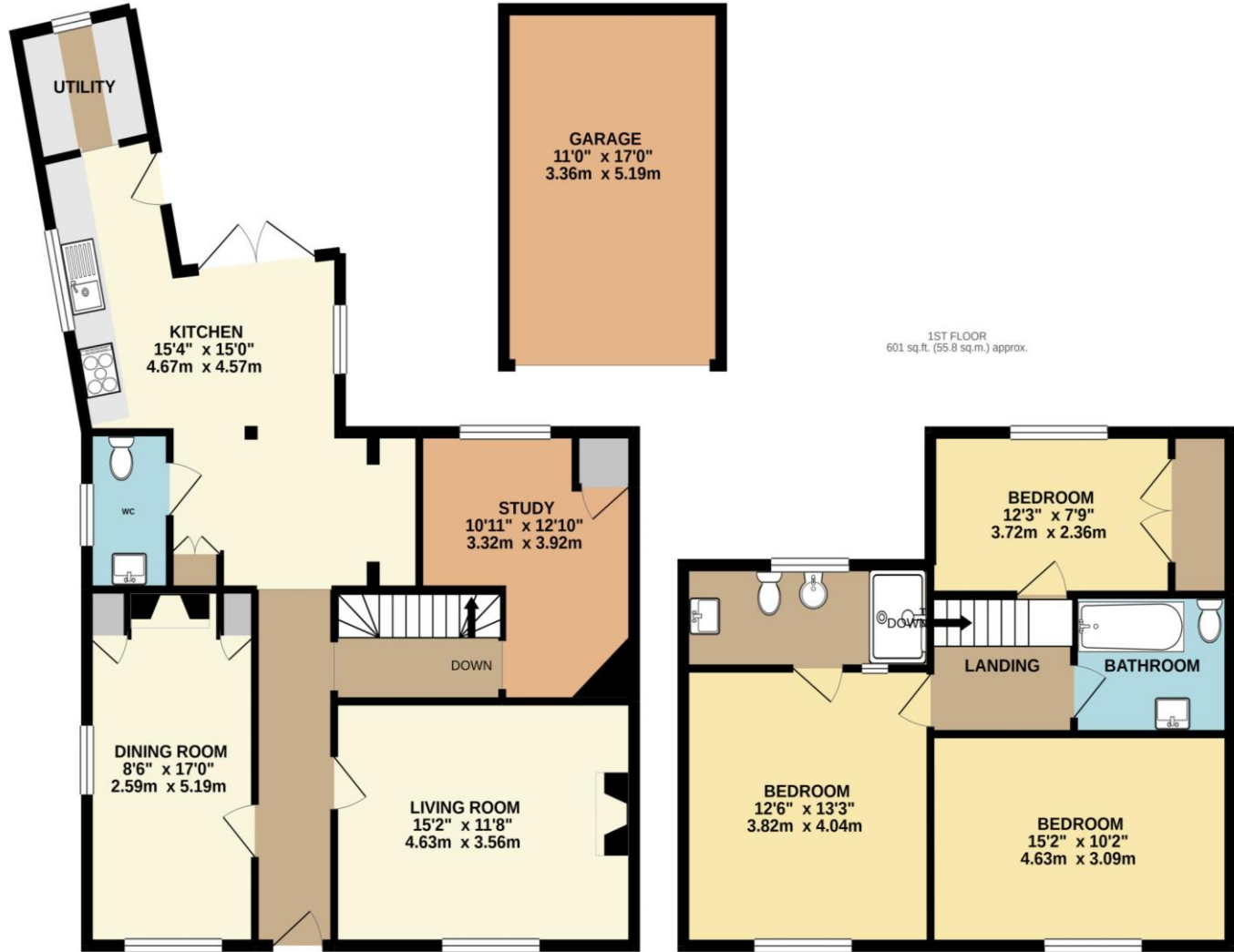
Directions : Leaving the A4 Bath Road signposted Kintbury turn into Station Road. Proceed over the small bridges and railway crossing which then leads up to the village centre. Upon reaching the crossroads by the corner shop turn right into Church Street and Rose Cottage will be found a short distance along on the left hand side.





GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.

OUTSIDE
188 sq.ft. (17.4 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.

TOTAL FLOOR AREA : 1717sq.ft. (159.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Council Tax Band: E £2333.75 pa

Nearest Station: Kintbury 0.5 km

Nearest Bus stop: Station Road 0.1 km

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

