



Brunsdon
ASSOCIATES 

Downs View, Post Office Road, Inkpen, RG17 9PY

Guide Price: £695,000 – Freehold

A spacious well presented 3/4 bedroom detached chalet bungalow in a lovely position within the popular village of Inkpen. Total plot of around a quarter of an acre

Entrance hall, double aspect sitting room with open fireplace, lovely kitchen/living/dining room with integrated appliances and bifold doors overlooking the rear garden, utility room, shower room, 3 bedrooms and further shower room to ground floor, on the first floor a study area and an impressive master bedroom with en-suite bathroom, useful detached studio in the garden with own WC, (Annex or home working potential STP), garage, good size pretty grounds

THE PROPERTY

Believed to date from 1935, Downs View has been extended and much improved in recent years. The heart of the house is a beautiful and impressive kitchen/living/dining room with a large granite topped island and bifold doors opening out on to the patio. There is also a stunning master bedroom on the first floor with Juliette balcony overlooking the rear garden with en suite and useful dressing/study area. A flexible layout makes it an ideal home for an extended family, downsizers and aspiring upsizers.

OUTSIDE

The property is set within attractive landscaped gardens with a gravelled driveway providing ample off road parking leading to the single garage and useful garden room/studio with cloakroom. The delightful gardens are inset with a variety of mature trees, shrubs and plants with a paved patio leading on to the lawn. The garden backs onto paddock land and is not directly overlooked.

LOCATION

Inkpen is a very well considered West Berkshire village set within an area of outstanding natural beauty and boasts two local pubs and a primary school. There are many local footpaths through woodland and rural countryside ideal for those who like walking. The nearby village of Kintbury offers a wider range of amenities including doctors surgery, local village shops and benefits from a railway station on the Paddington line with services to London.

DIRECTIONS

From Newbury take the A4 heading West, signposted Hungerford follow this road for several miles passing through Halfway. Take the left hand turning, signposted Kintbury and follow the road over the railway line and into the village taking the second turning on the left onto Inkpen Road. Proceed on this road and on reaching the crossroads turn right, signposted Inkpen remain on this road for approximately 1.1 mile and after passing the playing fields the property will be found on the left hand side.

COUNCIL TAX

We have been informed by West Berkshire Borough Council that the property is in **Band E** with tax payable of **£1,918.08** for the period 2016/2017.

SERVICES

Electricity, mains water and drainage. Oil fired central heating.

VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** property@brunsden.com www.brunsdon.com

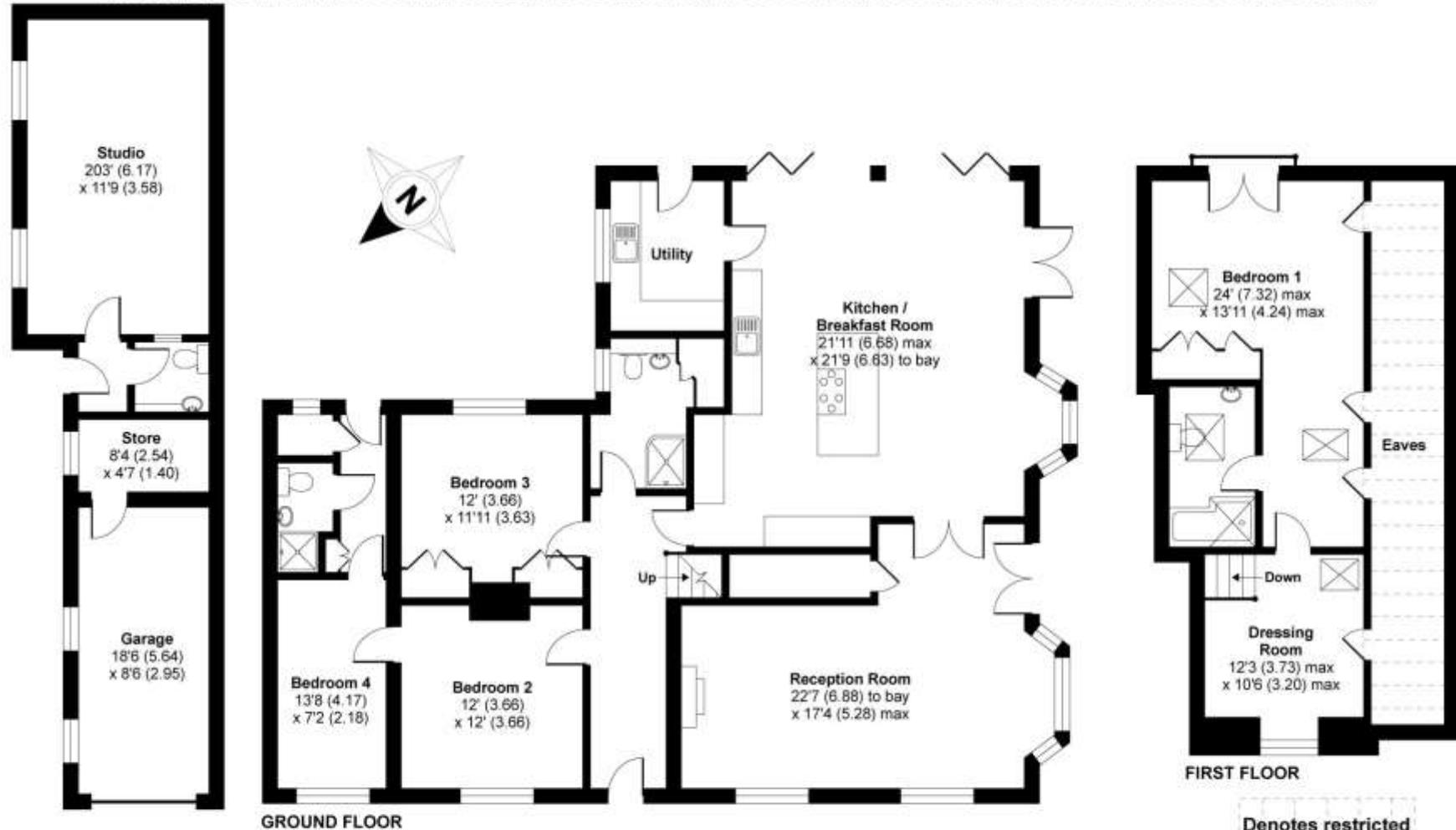
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APPROX. GROSS INTERNAL FLOOR AREA 2315 SQ FT 215 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT /STUDIO & INCLUDES GARAGE /STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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