



Carter
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FOR SALE

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LAWRENCE MEWS

25 - 29 Newbury Street, Kintbury



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LAWRENCE MEWS, 25 – 29 NEWBURY STREET, KINTBURY RG17 9UX

- Kintbury station 0.5 miles
- Hungerford town and station 6 miles
- Newbury town and station 6 miles
- M4 (J13) 5 miles

Ground floor with utility room and second bedroom with access to rear patio garden · Shower room · First floor with impressive open plan living/dining/kitchen area · Beautifully fitted kitchen with stone worktops and integrated appliances · Access from kitchen via double doors to private terrace with storage facility · Second floor with master bedroom with en suite bathroom double-glazing · Electric central heating · Private driveway with parking and access to rear gardens 10 year CRL structural warranty · Carpets and flooring included · EPC 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, this includes a doctor's surgery, primary school and 2 pubs within easy reach. 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. There are also good local and village sporting amenities.

DESCRIPTION

These impressive newly built houses make up a small development of four link-detached houses built by Donnington New Homes.

A CHOICE OF THREE STUNNING HOUSES BUILT BY WELL-ESTABLISHED LOCAL DEVELOPER DONNINGTON NEW HOMES. THESE SUPERBLY APPOINTED BEAUTIFULLY FINISHED LINK-DETACHED HOUSES OFFER BRIGHT AND SPACIOUS ACCOMMODATION OVER THREE FLOORS AND ARE WELL LOCATED WITHIN THE HIGHLY DESIRABLE VILLAGE OF KINTBURY.



Plots 25, 27 and 29 are similarly designed houses offering an extremely contemporary design with light and spacious accommodation. To the ground floor there is a welcoming entrance hall with access to a turned staircase to the first floor and a useful utility room with fitted sink unit and storage space. There is a second double bedroom to the ground floor with double doors giving access to a delightful private patio area, there is also a spacious ground floor shower room.

The main living accommodation is situated on the first floor with an impressive open plan kitchen/dining area with plenty of space for relaxing, dining and entertaining. This fantastic room benefits from double doors off the kitchen onto a private terrace which provides a wonderful outside space. The kitchen is extremely well fitted with stone worktops with integrated Zanussi appliances and Bosch oven and hob. To the second floor the feeling of light and space continues with a wonderful master suite an impressive double bedroom and en suite bathroom.

OUTSIDE

Lawrence Mews is well located in the highly desirable village of Kintbury with good access to all local facilities. Each property benefits from an area of landscaped front garden and a generous covered private driveway with parking for two cars. At the rear the properties benefit from private patio gardens with outside lighting and water tap.

ADDITIONAL INFORMATION

Accommodation: Please see floorplan on this brochure.

Tenure: Freehold

Local Authority: West Berkshire Council - 01635 551111

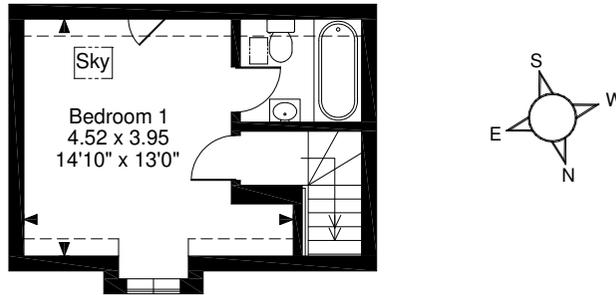
Council Tax: Band TBC

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

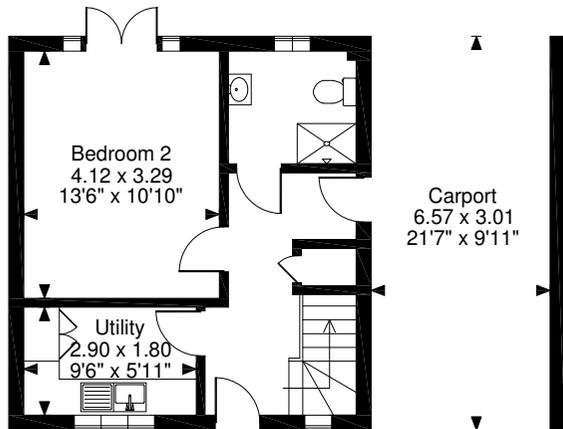
Directions: RG17 9UX



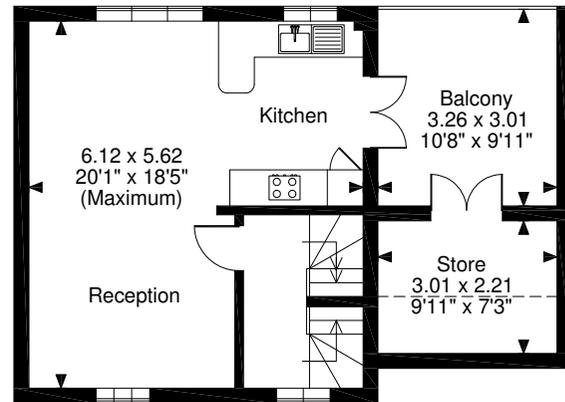
Lawrence Mews, Newbury Street, Kintbury
Approximate Gross Internal Area
Main House = 950 sq ft / 88 sq m
Carport = 213 sq ft / 20 sq m
Store = 41 sq ft / 4 sq m



Second Floor

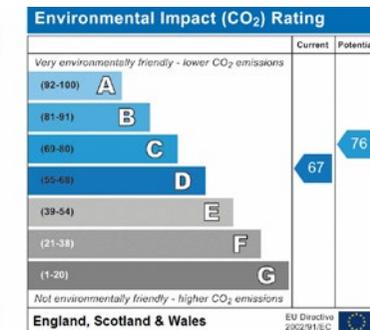
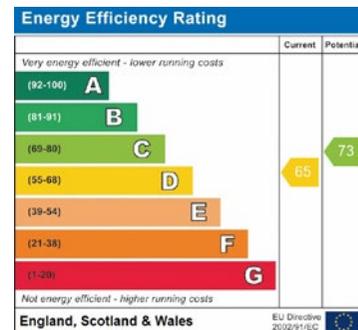


Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Offices throughout the UK



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