





# TRAPPS HILL COTTAGE

## TRAPPS HILL

### INKPEN

#### RG17 9QN

- Newbury and mainline station 9 miles
- Hungerford and mainline station 4.5 miles
- M4 (J14) 8 miles

Entrance porch · kitchen · dining room · sitting room  
· ground floor family bathroom · principal bedroom  
with large dressing room · second double bedroom  
· garage · enclosed garden surrounding the house of  
approximately ¼ of an acre · adjoining paddock of just  
over 1 acre · Energy Rating E

#### SITUATION

Inkpen is a sought-after scattered village in West Berkshire, surrounded by particularly attractive and unspoilt countryside, with good opportunities for riding and walking. It is protected to the south by the Inkpen Hills, well known for Combe Gibbet and Walbury Hill, at just under 1000 ft, the highest point in Berkshire. It is within 2 miles of Kintbury with its excellent local shops and main line railway station, whilst the market town of Hungerford is within 4.5 miles. Newbury with main line station (Paddington 40 minutes) is within 9 miles, whilst Junctions 13 and 14 of the M4 Motorway are within 11 and 8 miles respectively.

#### DESCRIPTION

Trapps Hill Cottage is an attractive tile hung unlisted detached cottage sitting centrally within its plot and lies adjacent to its 1 acre paddock. The house is now in need of updating and offers an excellent opportunity for someone to put their own stamp on the property. The house is very liveable in its current condition and benefits from working fireplaces and exposed timber beams.

**SECLUDED PERIOD COTTAGE IN NEED OF UPDATING AND MODERNISING  
LOCATED IN AN OUTSTANDING POSITION ON A LEVEL PLOT MEASURING  
APPROXIMATELY 1.3 ACRES INCLUDING ITS OWN PADDOCK.**





The accommodation briefly comprises an entrance porch leading through to the kitchen with its range of eye and base level units. From this room there is access to the dining room, with woodburning stove, and a further reception room which is dual aspect, has a brick fireplace and door out to a patio area to the side of the house. There is an inner hall, with access to the family bathroom, and stairs to the first floor where there is a principal bedroom with large dressing room and a further double bedroom.

### OUTSIDE

The property has a small brick detached garage from which a path leads to the house. The level garden is primarily laid to lawn and enclosed by mature hedging and stock proof fencing.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Oil fired central heating, septic tank drainage.

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

**Council Tax:** Band F

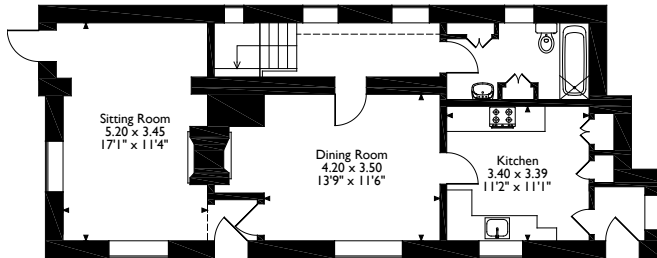
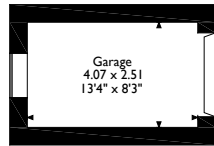
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG17 9QN

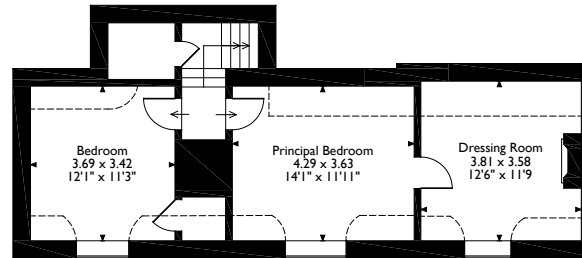




Trapps Hill Cottage, Trapps Hill, Hungerford, Berkshire  
 Approximate Gross Internal Area  
 Main House Gross Internal Area = 109 Sq M/1173 Sq Ft  
 Restricted Head Height (Not included in Main House GIA) = 13 Sq M/140 Sq Ft  
 Garage = 10 Sq M/108 Sq Ft  
 Total (Including Restricted Head Height Area) = 132 Sq M/1421 Sq Ft

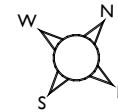


Ground Floor



First Floor

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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## IMPORTANT INFORMATION

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