



PADDOCKS LOWER GREEN INKPEN RG17 9DN

- Kintbury village and mainline station 4.5 miles
- Newbury town and mainline station 8.5 miles
- Hungerford town and mainline station 5.5 miles

Porch · entrance hall · 4 reception rooms · conservatory · large kitchen · utility · cloakroom · principal bedroom with ensuite bathroom · 3 further double bedrooms all with built in wardrobes · family bathroom · substantial barn · drive · 2.6 acres of garden · 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 near Kintbury with its excellent local shops and main line railway station, whilst the market town of Hungerford is nearby.

DESCRIPTION

Paddocks is an individual detached house that is in a special location which is very quiet and surrounded by lovely countryside. The previous owner of the house was an expert on trees and over the years planted a wide range of a variety of trees, which are all now very established, but have no tree preservation orders. The house provides just over 2600 ft.² of accommodation and is now in need of modernisation. The property could easily be renovated, and extended, if required, or could be replaced with a new dwelling subject to the usual planning permission. Currently the ground floor offers 4 reception rooms together with a conservatory, a family size kitchen, utility and cloakroom.

SITUATED IN A LOVELY LOCATION, IN THIS VERY SOUGHT-AFTER VILLAGE, AN INDIVIDUAL DETACHED FAMILY HOUSE, NOW REQUIRING MODERNISATION, WITH A SUBSTANTIAL BARN AND 2.6 ACRES OF WOODLAND GARDEN.



Upstairs there is a central landing, a triple aspect principal bedroom with ensuite bathroom, 3 further double bedrooms, all with fitted wardrobes, a box room and a family bathroom.

OUTSIDE

Electric gates provide access to a drive which leads to the house and offers private parking. The grounds at the Paddocks are very special due to the abundance of trees, but it is likely that a purchaser would wish to thin out some of the trees to allow more light and create open spaces within the garden. The drive continues around the house to the rear where there is a substantial barn which provides storage and could be used in a variety of different ways. Within the garden there is a small ornamental pond and total the plot measures 2.6 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, oil fired central heating and private drainage

Local Authority: West Berkshire Council - 01635 551111

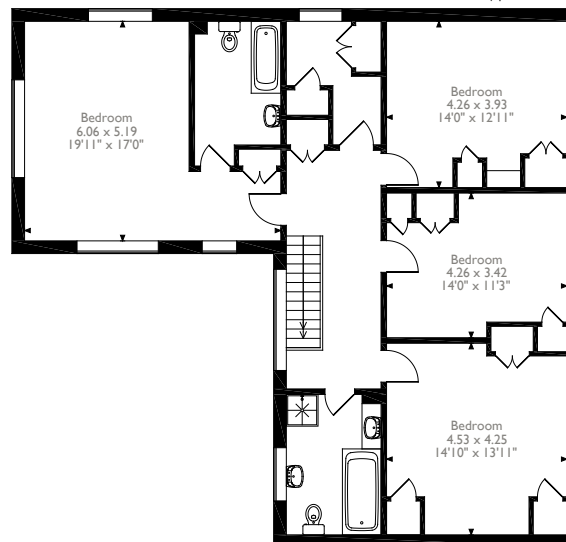
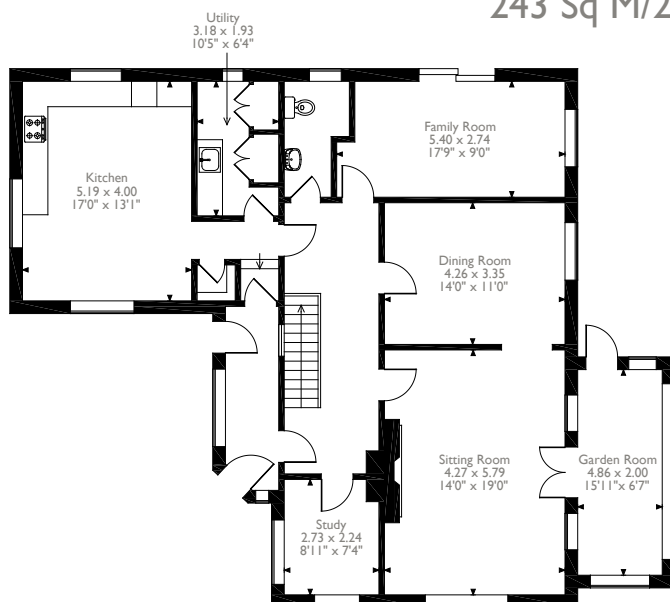
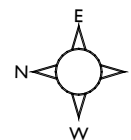
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG17 9DN



Paddocks, Lower Green, Inkpen
Approximate Gross Internal Area
243 Sq M/2615 Sq Ft



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		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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