

Flat, 2 Station Road, Kintbury, Hungerford, Berkshire, RG17 9UP

Leasehold

Guide Price **£225,000**

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SIMUL MOVERE



This attractive and characterful one-bedroom maisonette is a must-see, benefiting from its own private entrance, two driveway parking spaces, and a prime central Kintbury location.

- Charming character features
- Superb first-floor maisonette
- Two allocated parking spaces directly outside
- Wonderfully light & airy feel throughout
- Thoughtfully updated modern kitchen
- Spacious shower room with integrated storage
- Desirable Kintbury village centre location
- Excellent proximity to the mainline train station

SITUATION

Perfectly positioned in the desirable village of Kintbury, the property enjoys a quintessential countryside setting with the rare benefit of its own mainline station offering direct links to London Paddington. Nestled between the market towns of Newbury and Hungerford, residents enjoy easy access to the Kennet and Avon Canal, renowned antique shops, boutiques, cafes, and essential amenities including schooling and leisure facilities. This ideal location perfectly balances rural charm with superb connectivity, offering swift rail links to Reading and London alongside effortless road access to the M4 and A34.

DESCRIPTION

This exceptional first-floor residence offers bright, airy accommodation bathed in natural light from dual-aspect, south- and west-facing windows. Beautifully presented in a sophisticated neutral palette, the property features newly installed air conditioning for efficient, year-round comfort. The heart of the home is a thoughtfully updated, dual-aspect kitchen/dining room equipped with ample cabinetry and generous workspace.

The comfortable sitting room seamlessly blends modern living with timeless charm, retaining an elegant chimney breast and a distinctive gable window.

Concluding the accommodation are a well-proportioned, dual-aspect double bedroom and a spacious shower room, both offering excellent integrated storage to maximize the clean, uncluttered aesthetic.











OUTSIDE

In addition, the property benefits from the rare convenience of two dedicated parking spaces situated directly outside the front door, complete with a fitted Ohme ePod EV charger.

What3words: downfield.typically.masking

SERVICES & MATERIAL INFORMATION

Mains services are connected. The property operates on an air source heat pump, and benefits from air conditioning.

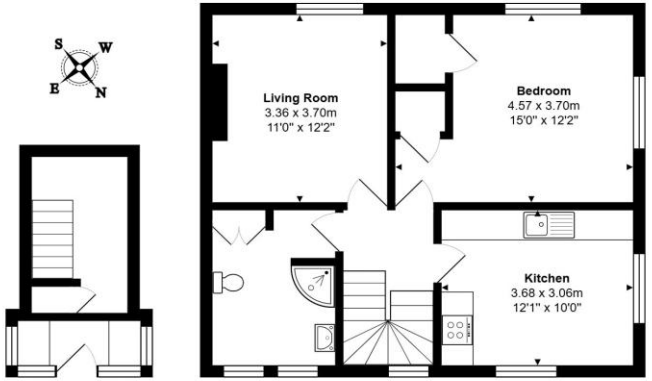
Lease remaining: approx. 136 years from 25/01/1993. Cost of repairs are legally shared 50/50 with the ground floor.

Council Tax Band: B

EPC Rating: TBC



The Flat, 2 Station Road



Total Area: 64.0 m² ... 689 ft²

All measurements are approximate and for display purposes only

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