



**Langthwaite**  
Inkpen, Berkshire



# Langthwaite

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A wonderful family home with great potential  
in a sought-after and peaceful setting.

Hall | Sitting room | Dining room | Kitchen | Cloakroom

Principal bedroom with a bathroom | Three further bedrooms | Shower room

Pretty garden with a double garage and parking

Hungerford 5 miles, Kintbury station 2 miles (London Paddington from 65 minutes),  
Newbury 8 miles (London Paddington from 50 minutes), M4 J.14 7 miles, M4 J.13 11 miles  
(Distances and times approximate)



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## Berkshire

Lanthwaite is situated in The Firs, a development of 11 houses on the edge of Inkpen Common and close to the market town of Hungerford.

Inkpen is a popular village in an Area of Outstanding Natural Beauty; it has a pub, primary school and a café.

Nearby, Kintbury has a post office, village shop, doctor's surgery and a mainline station. A more comprehensive range of shopping and recreational facilities are available in Hungerford and Newbury.

Communications are excellent, and in addition to trains from Kintbury, a fast service is also available from Hungerford and Newbury to London Paddington.

Junctions 13 and 14 of the M4 motorway are within easy access.

In addition to the primary school in Inkpen other popular schools include Horris Hill, Thorngrove, St Gabriel's, Cheam and Downe House.

## For Sale Freehold

Langthwaite is an impressive family home, it is believed to be about 40 years old, and has been well maintained by the current owner. It has the potential for future development.

There is a light, spacious sitting room with an open fire and a dining room off the kitchen.

There are four bedrooms and two bathrooms on the first floor, and subject to planning, it may be possible to extend the property or convert the integral garage into further accommodation.





The property is approached via a five-bar gate which leads to a gravelled drive and double garage.

The beautiful mature gardens wrap around the house and are mainly laid to lawn with various mature trees and shrubs.

## Guide Price

£895,000

## Accommodation

See floor plans.

## Services

Mains water, electricity and drainage.  
Oil heating. Water softener.

## Council Tax

Band F

## EPC Rating

Band E

## Local Authority

West Berkshire Council.  
Tel: 01635 42400

## Directions

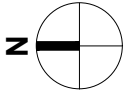
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## Viewing

Viewing by prior appointment only with the agents.







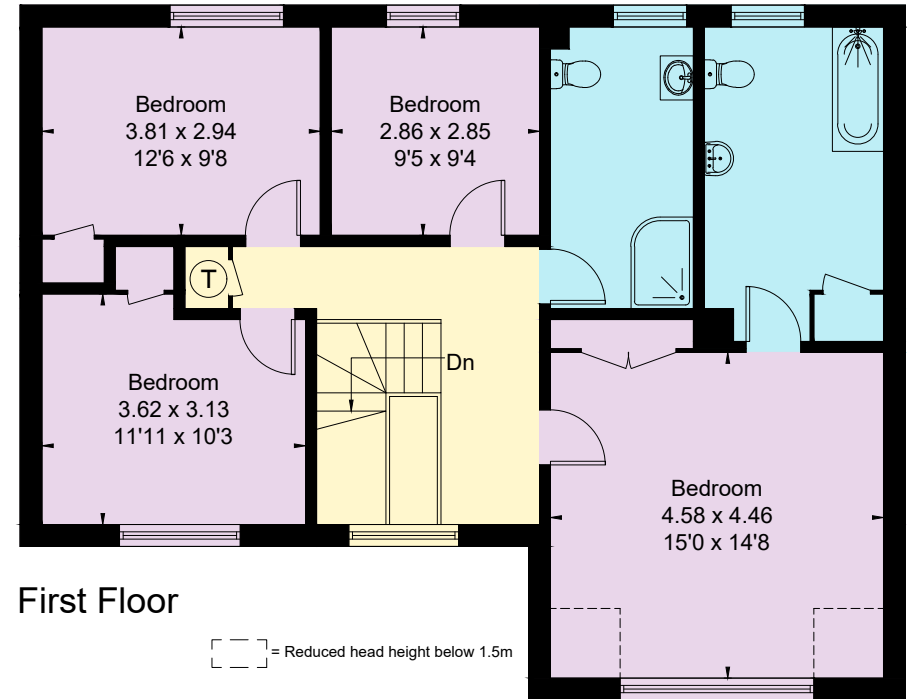
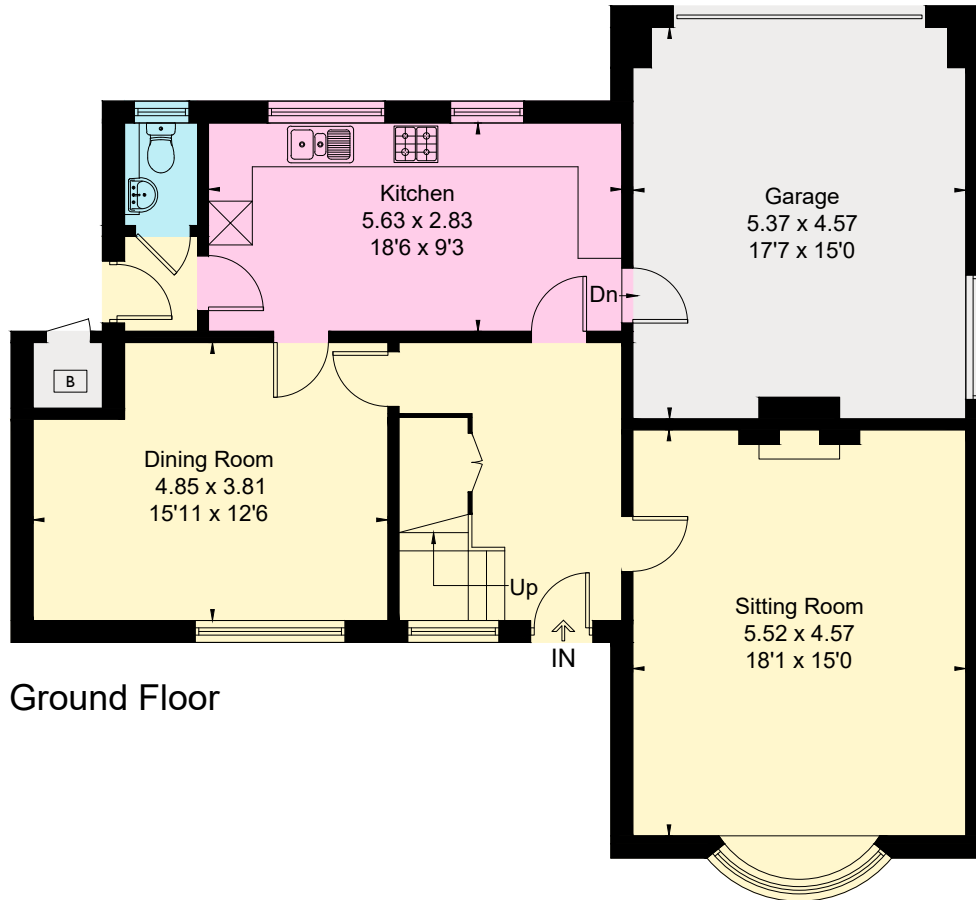
**Approximate Area = 189.8 sq m / 2043 sq ft**

**Boiler = 0.8 sq m / 9 sq ft**

**Total = 190.6 sq m / 2052 sq ft (Including Garage)**

**Including Limited Use Area (2.7 sq m / 29 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



**Connecting people & property, perfectly.**

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