



# Bridgemans

Lower Green, Inkpen, Berkshire



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A charming period property with an exceptional kitchen and bedroom extension.

Hall | Kitchen/dining room | Snug | Sitting room | Study | Bathroom | Utility room

Principal bedroom with bathroom and shower | Three further bedrooms and shower room

Attractive garden with store, potting shed and well

Kintbury 1 mile, Hungerford 3 miles, Newbury 8 miles, M4 (J13) 6 miles,  
London (Paddington) from Newbury or Kintbury 50 mins & 65 mins respectively  
(Distances and times approximate)



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## Situation

Bridgemans is an attractive property located on the southern edge of Inkpen, close to the popular village of Kintbury and the market towns of Hungerford and Newbury.

It is well-placed for excellent communications, and the M4 and A34 are easily accessible.

Trains to Paddington are available from Hungerford, Kintbury and Newbury stations.

Many well-regarded state and independent schools are in the area, including a primary school in Inkpen, Thorngrove, St Gabriels and Horris Hill.

## For Sale Freehold

Bridgemans is a delightful cottage of great character and charm. It is Grade II listed and is believed to date from the 16th century.

The property has many period features, including exposed wall and ceiling beams and open fireplaces in the sitting room and snug.

The thatch has recently been replaced, and electric blinds are throughout the property.

A useful study is next to the snug and a bathroom with bath, toilet and sink.

The current owners have added a fantastic, glazed link between the cottage and an impressive new open-plan kitchen with an island, sitting/dining area and vaulted ceiling.

Doors from the living area lead into a beautifully presented principal bedroom suite and utility room.

The property is approached via an electric gate, which leads to a gravelled drive and thatched well. There is a separate pedestrian gate entrance, with both gates controlled by a video intercom system.

A Yew hedge borders a path to the front door with further access via the glass link.

Two pairs of patio doors from the kitchen provide access to the pretty, wonderfully private rear garden. It is mainly laid to lawn and has a garden store/outbuilding with electrics and a potting shed.





## Accommodation

See floor plans.

## Services

Mains water and electricity. Private drainage and LPG heating. Underfloor heating is in the kitchen/living area, principal bedroom and bathroom, glazed hall, and utility room.

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

## Local Authority

West Berkshire District Council.  
Tel: 01635 42400.

## Council Tax

Band G

## EPC Rating

Band F

## Directions

what3words: ///venue.relies.smoothly

From Jct 14 of the M4, head south on the A338 to Hungerford. At the roundabout by the garage, turn left on the A4 to go to Newbury. After approximately 1 mile, take the first turn to the right to Lower Denford. Head over the River Kennet and the railway bridge and bear right over Hungerford Common. After about 300 yards, turn left signposted to Inkpen. Continue on this road for about 2 miles, and as you enter the village of Inkpen, continue for about another mile, where you arrive at the former Swan public house. Go past the old pub, and Bridgemans will be opposite you at the T-junction.

## Viewing

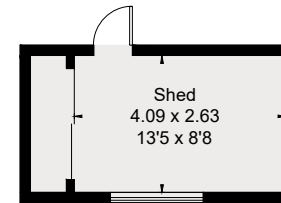
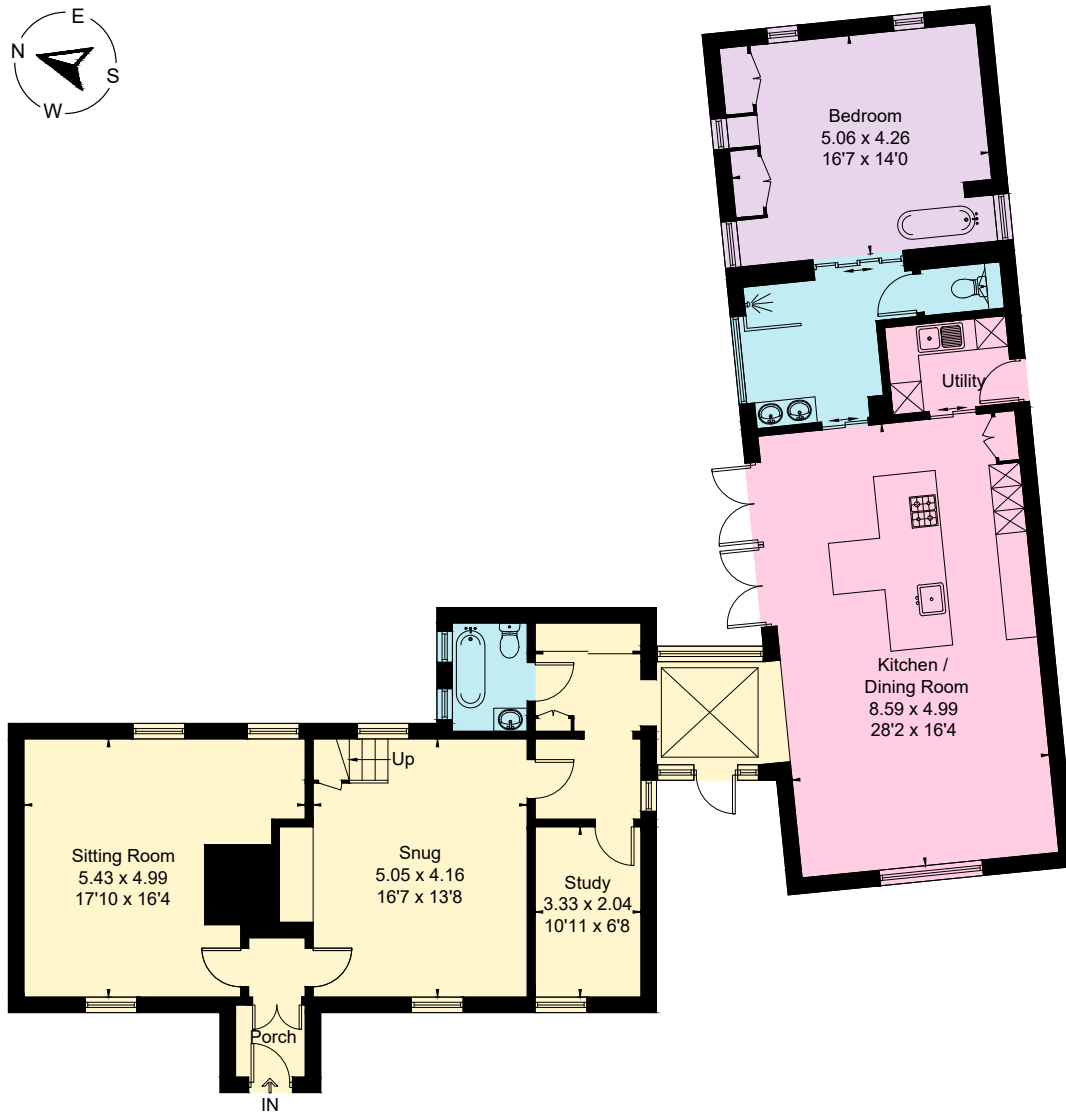
Viewing by prior appointment only with the Agent.





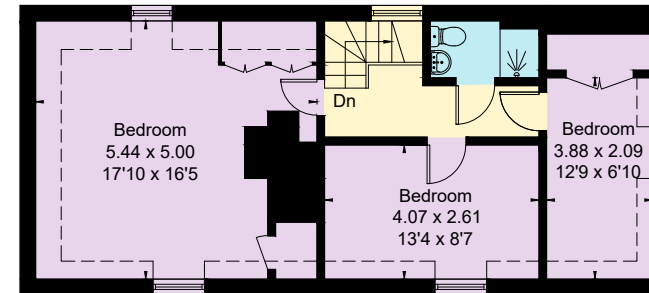
**Approximate Floor Area = 216.8 sq m / 2,334 sq ft (Excluding Shed)**

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



(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



Ground Floor

First Floor



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2024. Photographs and videos dated June 2024. Reference: HNG012439270/RW

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