THE OLD BARLEY MOW
KINTBURY • BERKSHIRE
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A wonderful village house with large gardens and private parking.

Kitchen/Breakfast Room • Sitting Room • Dining Room
Drawing Room • Utility Room • Downstairs Bathroom
Master Bedroom with en suite Bathroom
Further 4 Bedrooms • Family Bathroom

Hungerford 3 miles
Newbury 6 miles (Paddington 50 minutes)
M4 (J14) 6 miles • Kintbury (Paddington 65 minutes)
(All distances are approximate)

For Sale Freehold
The Old Barley Mow is a spacious family home with delightful gardens to the rear.
The Current owners have lived there for many years and there is further scope to bring the house on to the next level subject to the usual consents.

Downstairs there are plentiful reception rooms some with the original parquet flooring and pretty window seats.
Upstairs there is a master bedroom with en-suite.
There are 4 further bedrooms served by the family bathroom.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
**Outside and Outbuildings**
The Old Barley Mow is approached through a wooden gate where there is off street parking.
The garden is a major feature of the property and is very maturely laid with a variety of shrubs, trees and bushes.
Located in the garden is a substantial office/ pavilion complete with electricity.
There are further outbuildings/ sheds which allow for plentiful storage.

**Berkshire**
The Old Barley Mow is located in the centre of the perennial popular and sought after village of Kintbury.
The village facilities include a post office and shop, bakers and butchers, train station and a primary school. There are also three public houses and two churches.
There are a number of clubs and sports facilities in the village as they have their own sports hall, fields and tennis courts.
A wider range of shopping, leisure and recreational facilities are available in either Hungerford or Newbury.
As well as trains from Kintbury, a fast service is available from Newbury taking approximately 50 minutes to reach London Paddington. Alternatively junction 13 of the M4 motorway is approximately six miles to the north east, whilst the A34 is only four miles away.
Kintbury lies in the Kennet valley which is famous for its fishing, footpaths and bridleways.
As well as the primary school there are a number of independent schools in the area including Brockhurst and Marlston House, Cheam, Horris Hill, St Gabriels, Elstree and Downe House.

**Services**
Mains water and electricity, oil heating.

**Local Authority**
West Berkshire District Council. Tel: 01635 42400
Directions
From Hungerford take the A4 towards Newbury. After about three miles, turn right at the crossroads signposted to Kintbury. Pass over the level crossing and canal and proceed into the village. Turn left by the shop in to Inkpen Road and The Old Barley Mow will be found just on your left.