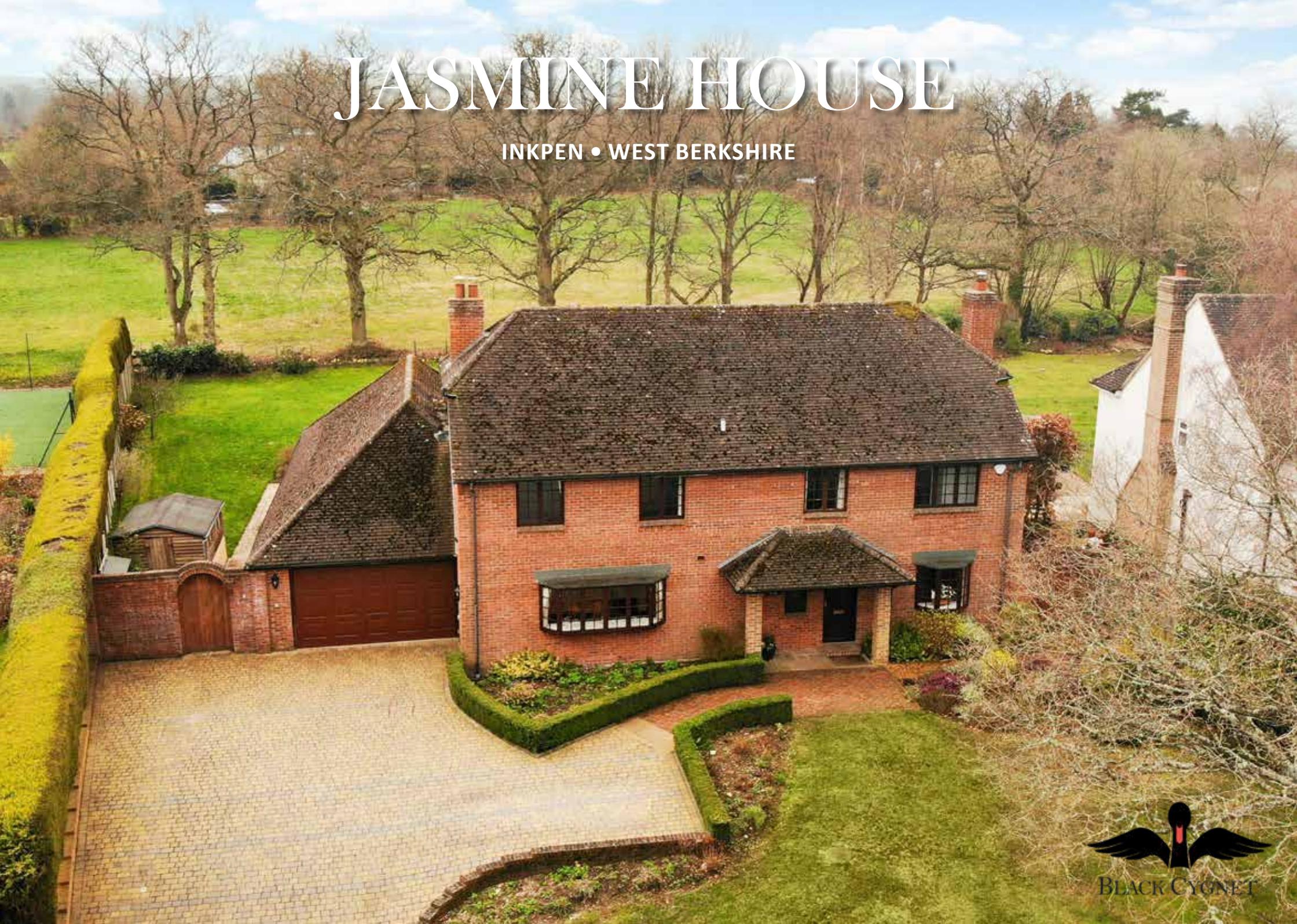


# JASMINE HOUSE

INKPEN • WEST BERKSHIRE



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*A versatile and generously proportioned village home in a quiet location with south facing gardens backing onto a neighbouring meadow.*

- Entrance hall • Sitting room • Family room • Study
- Dining room • Kitchen/breakfast room • Bedroom • Cloakroom
- Boot room • Utility room

- Master bedroom suite with dressing room and en suite
- Three further bedrooms • Large bathroom and shower room

• Large garage • Private south facing garden

**In all approximately 0.4 of an acre**



## Jasmine House

Jasmine House is a substantial village home with flexible living space. It is situated in a very quiet location, within the North Wessex Area of Outstanding Natural Beauty and close to many local amenities. This well presented and generously proportioned home has accommodation suitable for entertaining, home working, and multi-generational families. The house has five double bedrooms and four reception rooms, with total accommodation in excess of 3,000 sq ft. Outside, the property is approached via a sweeping paved drive providing parking for a number of cars. To the rear the private south facing gardens back onto a neighbouring meadow and are mainly laid to lawn with a large paved terrace.

## Inkpen, West Berkshire

Jasmine House is situated in the village of Inkpen and surrounded by the beautiful countryside of the North Wessex Downs, with its network of quiet lanes, footpaths and bridleways on the doorstep, providing excellent walking/running, mountain/road cycling and horse riding.

Inkpen offers easy access to both the M4 and A34. Mainline stations at Hungerford, Kintbury and Newbury are nearby with new electric trains to London.

Within a short walk from the house are a pub/restaurant with bakery/coffee shop; and playing fields with tennis courts, sports pitches and children's play area. The active village hall hosts events including a food and craft market, pilates, yoga, a playgroup and table tennis.

The nearby village of Kintbury has good local facilities including a village store and post office, butcher and a doctor's surgery. More extensive shopping facilities are found at Hungerford, Newbury, Oxford and Reading.

Excellent local schools in the area include Thorngrove, Horris Hill, Cheam, St Gabriels, Downe House and Marlborough College. Close to the house there is a Montessori Nursery School (1.3 miles away), and Inkpen Early Years Pre-school/Primary is a short walk across the playing fields and through the woods.

## Services

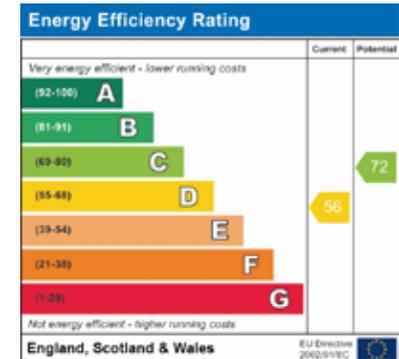
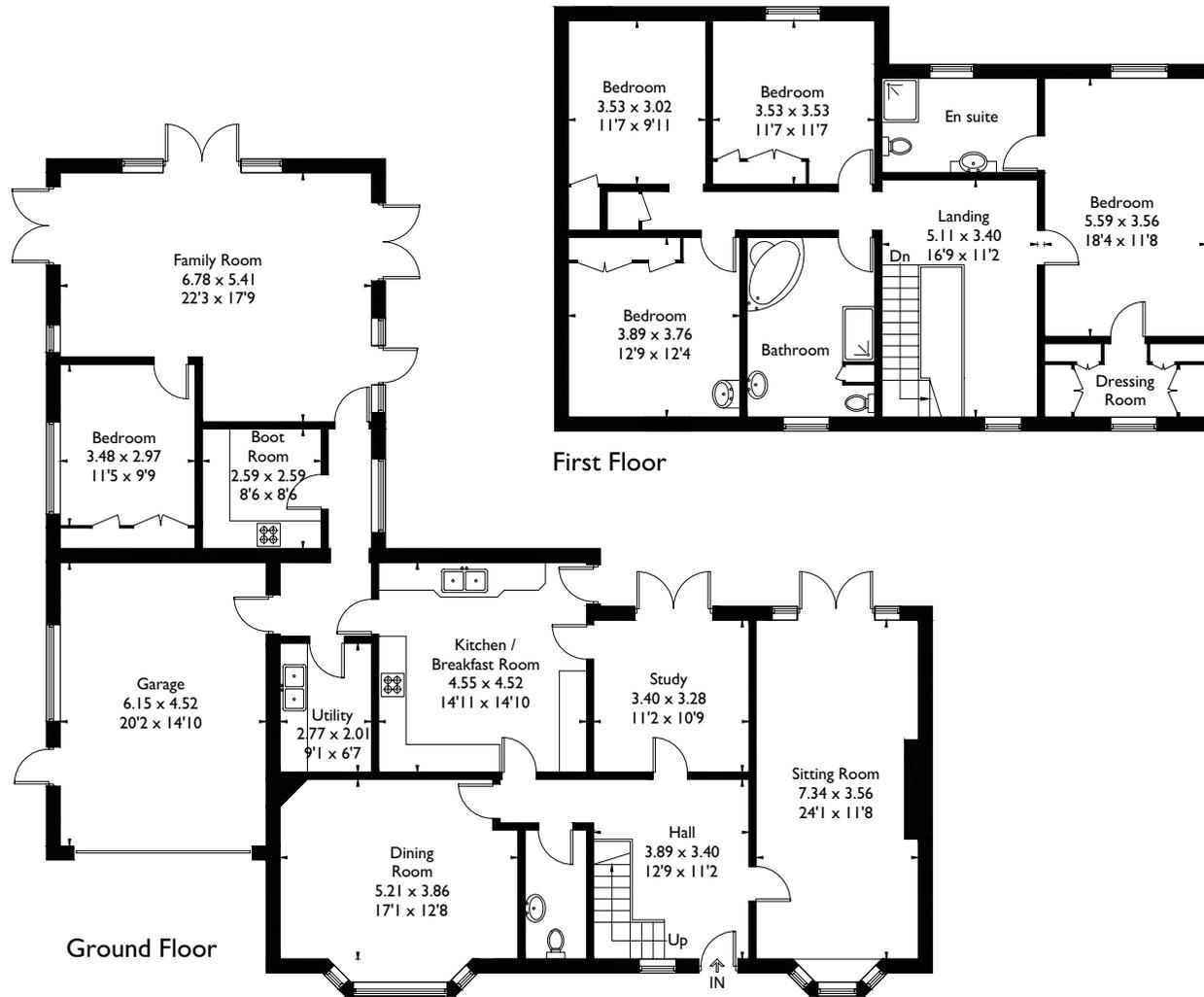
- Mains water and electricity. Oil fired central heating
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band G 2019/2020 £3,016.64
- Local authority: West Berkshire Council. Telephone 01635 551111
- Sat Nav for RG17 9PT

## 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.



Approximate Floor Area = 310.8 sq m / 3345 sq ft (Including Garage)



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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.