



7 MORRISH GROVE

KINTBURY, RG17 9AD

A beautiful, modern 5 bedroom detached home with a garage located in the heart of Kintbury Village down a quiet cul-de-sac, overlooking a protected field.

As you enter this spacious property, you are greeted immediately with a welcoming entrance hall where the sitting room sits to your left, complete with a charming bay window that fills the space with natural light. Opposite this there is a downstairs w/c, and a separate play room offering a flexible space for work or relaxation. Straight ahead, you continue through to the heart of the home – a spacious kitchen/dining room, ideal for family gatherings and social events, with plenty of room for cooking and entertaining. The property has also been extended to the rear adding bi-fold doors looking out to the garden, which is perfect for those bright summer days.

To the first floor, there are four well-proportioned bedrooms arranged around a central landing. At the front of the house is the master bedroom, a spacious double with ample room for wardrobes and furniture, with an en suite shower room. There are three other bedrooms on this floor, two of which are double sized, one featuring built in storage, and a single bedroom with alcove space for free standing wardrobes. In addition to this there is a family bathroom featuring a shower over the bath, toilet and basin. On the second floor, there is a breakout area at the top of the stairs which would make for an excellent office space, and the second bedroom opposite which is also a double, with an en suite shower room.

To the rear there is patio space immediately outside of the bi-fold doors, and the rest of the garden is laid to lawn, there is also rear access to the garage. To the front of the property you will find the driveway, and a protected field opposite the home, perfect for a relaxing stroll or dog walk.



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AT A GLANCE

- 1938ft²/180m²
- Five bedrooms
- Open plan kitchen/dining room
- Utility room
- Snug/study
- Views over field
- Garage
- Driveway
- Cul-de-sac
- Village location

UTILITIES

The property is connected to all mains apart from gas and operates on electric central heating. There are no mobile coverage issues and there is Ultrafast Broadband available in the area.

EPC - D

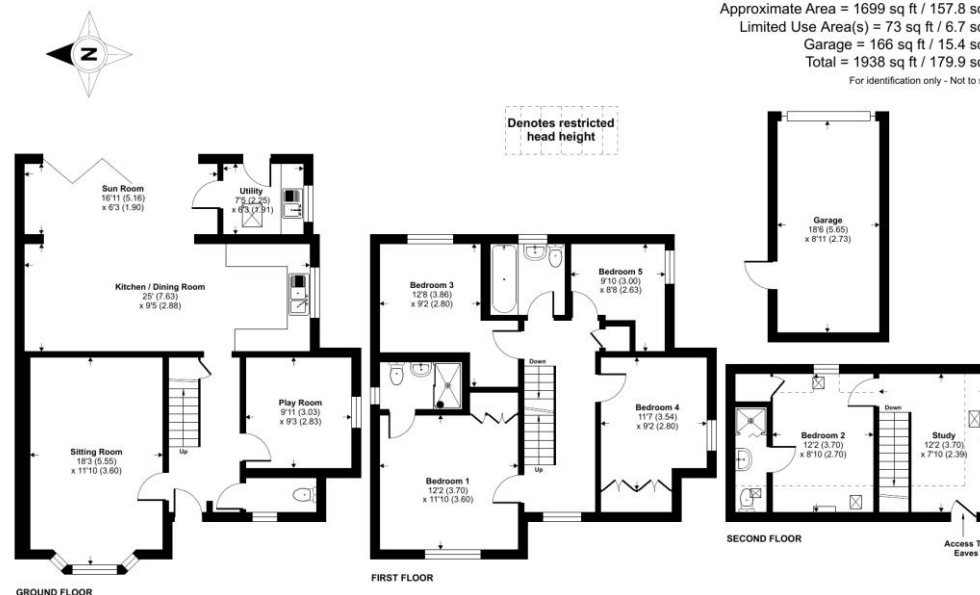
West Berkshire Council Tax Band – F

DIRECTIONS

What3words:///salmon.objecting.object

Morrish Grove, Kintbury, Hungerford, RG17

Approximate Area = 1699 sq ft / 157.8 sq m
 Limited Use Area(s) = 73 sq ft / 6.7 sq m
 Garage = 166 sq ft / 15.4 sq m
 Total = 1938 sq ft / 179.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rldhecom 2025. Produced for Winkworth. REF: 1361787

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