



**Hopgrass Farm Cottage, Strongrove Hill,
Hungerford, Berkshire, RG17 0SJ**

AN UNUSUAL OPPORTUNITY TO BUY A PERIOD FARMHOUSE IN NEED OF SOME UPDATING AND ATTACHED COTTAGE WHICH COULD BE RE-UNITED, WALLED GARDENS CLOSE TO FREEMAN'S MARSH

SITUATION

Hopgrass Farm Cottage is set in a rural location adjoining a number of converted barns, about 1 mile to the west of the busy market town of Hungerford. The property overlooks the water meadows, the Kennet and Avon canal and the River Dun to the south offering opportunities for cycling and walking. Nearby Marlborough and Hungerford are popular for their picturesque look and offers a wide range of retail and leisure services. Newbury and Swindon as regional centres enhance these facilities.

Transport is excellent with the A4 giving fast access to the M4 at junction 14, 4.5 miles away whilst the train station at Hungerford offers 60 minute services to London Paddington. Heathrow takes approximately 1 hours drive.

There are a wide selection of schools in the area include Stepping Stones nursery, John O'Gaunt, Hungerford, Farleigh preparatory, Cheam, St Gabriel's, Marlborough College, Dauntseys and St Mary's Calne.



Hopgrass Farm comprises the sympathetic conversion of a former farmyard and there are fields to one side running down to the picturesque water meadows and nature reserve of Freeman's Marsh.

DESCRIPTION

The Main House

Hopgrass Farm Cottage is an attached, Grade II listed property and believed to date from around 1642 and is of brick elevations with timber casement windows under a pitched tiled roof. The mostly south facing accommodation is currently arranged as two self contained properties but could easily subject to the relevant consents, be restored to use as one generous family house. Of particular note is the lovely open plan style farmhouse kitchen.

Double doors lead from the terrace to the **Kitchen/Breakfast Room** which has stone flagged flooring beamed ceilings and a range of floor units and shelving, incorporating a Belfast sink, a 4 ring electric hob and double oven,



space and plumbing for fridge/freezer, washing machine and dishwasher, complimented by a cast iron log burner. Secondary stairs lead to the first floor. A **Study** lies off the kitchen, with a stone floor, in turn leading to the **Sitting Room** with exposed timber floor boards and an open fireplace. Upstairs there are **Three Double Bedrooms** and a **Family Bathroom** lying off a corridor landing.

The Cottage

The Cottage is approached by the former front door, off the terrace and offers excellent secondary space for a relative or to provide an income. An **Entrance Hall** with stone floor and stairs, leads to the **Sitting Room** which has a beamed ceiling and inglenook style open fireplace and space for dining table and on to the **Kitchen** with wood effect flooring, a range of floor units with wood work surfaces, a double stainless steel sink and an oven and hob, a pantry and space and plumbing for a dishwasher. Beyond is the rear **Lobby** with



back door and oil fired boiler. **Shower Room** with hand basin shower and wc. Upstairs are **Two Double Bedrooms** and an **ensuite Bathroom**.

OUTSIDE

The property is approached via a sweeping drive leading to the side of Hopgrass Farm Cottage, comprising a parking area with steps up to the terrace. The private gardens extending to about 0.45 acres, lie to the rear of the house and are bordered by a high brick and flint wall and are laid to lawn with a mature laurel hedge at the far end. There is a separate access to the garden through a gate in the wall..

SERVICES

Mains electricity, private water and drainage, and oil fired central heating.

LOCAL AUTHORITY

West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire RG14 5LD Tel: 01635 424000.



Ground Floor

Approx. 148.1 sq. metres (1572.9 sq. feet)



Total area: approx. 263.9 sq. metres (2840.3 sq. feet)

First Floor

Approx. 117.7 sq. metres (1267.4 sq. feet)



DIRECTIONS

From Hungerford follow the A4 west signed Marlborough, passing the Bear Hotel; on your left. Continue out of the town for about 1 mile and the sign to Hopgrass will be seen on the left, take the second left onto the drive and the entrance to Hopgrass Farm Cottage will be seen on your left.





Important Notice

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