



7 Kennedy Meadow

Hungerford, Berkshire, RG17 0LR





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£765,000

A substantial detached house situated in a favourable position within the road.

Description

The comfortable family accommodation includes good hall space from which the stairs lead and a downstairs cloakroom. The sitting room has a fireplace and there is a spacious open plan kitchen/dining room. There is also a useful utility room with direct access to the garden and to the garage. The stunning garden room/family room is a particular feature with a vaulted ceiling, lots of natural light and doors to the garden. On the first floor there is a generous galleried landing and five bedrooms in all, four of which have built-in wardrobes. The main bedroom has a spacious en-suite shower room and the family bathroom also includes a shower. Outside there is a double garage with a driveway and electric car charging point. The well maintained gardens are laid to grass with mature borders, a paved seating area and summerhouse.

Hungerford

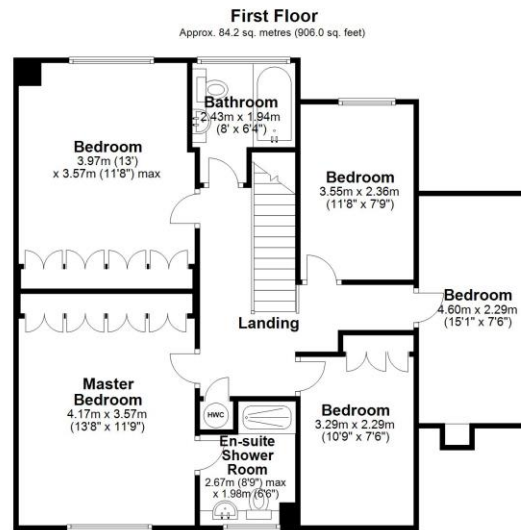
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be

joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

Directions

From our office turn left up the High Street and at the third mini roundabout turn left into Kennedy Meadow. Take the first left turn and No.7 will be found straight ahead in the left hand corner.

- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility
- Garden Room/Family Room
- Five Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Double Garage
- Driveway
- Gardens



Total area: approx. 200.3 sq. metres (2156.2 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch

Door to:-

Entrance Hall

Wood effect flooring. Radiator. Stairs to first floor.

Cloakroom

With a wash hand basin and w.c. Radiator. Extractor fan.

Sitting Room

Fireplace with a real flame gas fire. Two radiators. TV aerial point.

Kitchen/Dining Room

Fitted with a range of Shaker style units with solid wood worktops and upstand. Single drainer stainless steel sink unit with a mixer tap, boiling water and water softener. Integrated dishwasher. Built-in electric oven, grill, ceramic hob and extractor. Space for an American style fridge/freezer. Radiator.

Utility

With a further range of wall and base units with work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Wall mounted gas fired boiler for domestic hot water and central heating. Door to garage and garden.

Garden Room/Family Room

A distinctive room with a vaulted ceiling, glass panels and doors to the garden. Wood effect flooring. Radiator.

Staircase gives access to galleryed landing

Access to loft. Radiator. Airing cupboard with hot water tank and immersion heater.

Bedroom 1

Built-in wardrobes. Radiator.

En-Suite Shower Room

With a generous shower enclosure, wash hand basin with cupboards below and w.c. Extractor fan. Chrome finished heated towel rail.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

Bedroom 2

Built-in wardrobes. Radiator.

Bedroom 3

Built-in wardrobes. Radiator.

Bedroom 4

Radiator. Hanging recess.

Bedroom 5

Built-in cupboard. Radiator.

Bathroom

A white suite comprising shaped bath with a shower over and screen. Wash hand basin with a cupboard below and w.c. Tiled surrounds. Extractor fan. Chrome finished heated towel rail.

Garage

With twin up and over doors. Light and power.

At the front of the property is

A lawned garden with borders and a double width driveway for off road parking. Electric car charging point.

At the rear of the property is

A lawned garden with well stocked borders, mature trees and shrubs. Paved patio area and summerhouse. Outside tap and lights.

Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

Photo Voltaic Panels – a note from the vendor

The self-contained solar electricity system includes fifteen south facing photo voltaic (pv) panels that can generate 5.2 kwh, a 3.6 kwh inverter and a 7.5 kwh battery storage system. The system operates without the need for any input, requires no maintenance and has an app to monitor generated power. It has a 10 year independent insurance backed warranty with 9 years remaining. In the 11 months since installation, the system has generated 67% of all electricity used by the property rising to 96% in June 2023. 970 kwh of paid for electricity has also been exported back to the National grid.

The system also has an integrated solar hot water system and 7 kwh car charger that both use surplus power to heat hot water or charge an electric vehicle respectively using surplus generated solar electricity.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.