



Tanglewood

Salisbury Road, Hungerford, Berkshire, RG17 0LH





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Guide £1,100,000

A substantial detached family home situated in an established and favoured residential area of the town.

Description

The house sits very nicely within the plot to provide excellent frontage with off road parking for numerous vehicles, together with a fabulous rear garden and the whole plot is approaching ½ acre. The accommodation includes good hall space, a downstairs cloakroom and a separate study. The two main reception rooms both have fireplaces and overlook the garden. The open plan kitchen/dining room provides a very sociable space for entertaining and there is a useful utility room with direct access to the garage and to the garden. On the first floor there is a dual landing giving access to five bedrooms in all. The main bedroom has an en-suite bathroom, distinctive Juliette balconies overlooking the garden and good natural light. The remaining bedrooms are served by a family bathroom and additional shower room. Steps lead to the attic room which has velux windows for natural light. This is ideal as a hobbies room, playroom or home office perhaps.

Hungerford

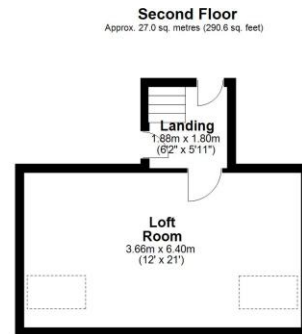
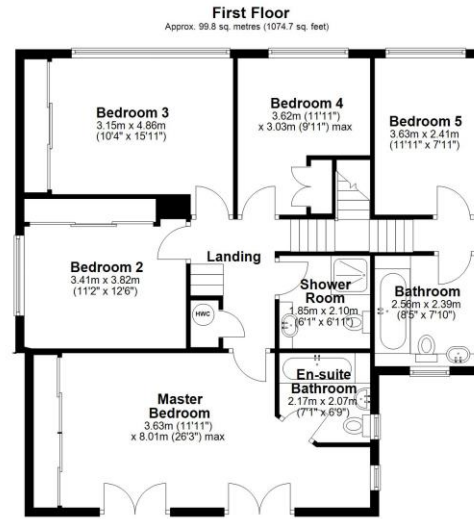
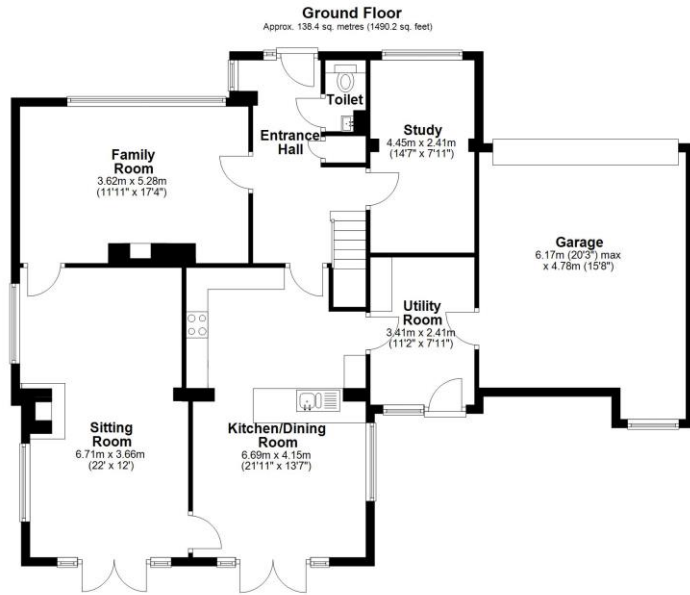
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school 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, cross the two mini roundabouts and Tanglewood will be found along on the left hand side.

- Entrance Porch
- Entrance Hall
- Cloakroom
- Study
- Sitting Room
- Family Room
- Kitchen/Dining Room
- Utility Room
- Five Bedrooms
- En-Suite Bathroom
- Family Bathroom
- Shower Room
- Attic Room
- Driveway
- Garage
- Lovely Mature Gardens



Total area: approx. 265.3 sq. metres (2855.4 sq. feet)

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

Porch

Entrance Hall

Built-in cupboard. Radiator. Stairs to first floor.

Cloakroom

A white suite comprising w.c. and corner basin. Chrome finished heated towel rail. Tiled surrounds.

Study

Radiator.

Sitting Room

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

Family Room

Fireplace with a stone surround. Two radiators. TV aerial point. French doors to garden.

Kitchen/Dining Room

Fitted with a range of oak effect wall and base units with drawers, work surfaces over and tiled surrounds. Built-in electric oven, grill, ceramic hob and extractor. Single drainer sink unit with a mixer tap. Radiator. French doors to garden.

Utility Room

Plumbing for automatic washing machine and dishwasher. Further base units and drawers. Wall mounted gas fired boiler for domestic hot water and central heating. Water softener. Doors to garage and garden.

Staircase gives access to dual landing

Airing cupboard with hot water tank and immersion heater.

Bedroom 1

With mirrored wardrobes. Radiator. Two sets of French doors to Juliette balconies.

En-Suite Bathroom

A white suite comprising Air Spa bath, wash hand basin and w.c. Chrome finish heated towel rail. Tiled surrounds.

Bedroom 2

Built-in wardrobes. Radiator.

Bedroom 3

Built-in wardrobes. Radiator.

Bedroom 4

Built-in wardrobe. Radiator.

Bedroom 5

Fixed mirrored wardrobes. Radiator.

Bathroom

A white suite comprising shaped panelled bath, wash hand basin with a cupboard below and w.c. Tiled surrounds. Chrome finish heated towel rail.

Separate Shower Room

With a shower enclosure, wash hand basin with cupboards below and w.c. Tiled surrounds. Chrome finish heated towel rail.

Space saver steps to second floor landing

Access to loft space.

Attic Room/Playroom

Electric panel heaters. Two velux windows for natural light.

Garage

With a remote controlled roller shutter door. Light and power.

At the front of the property is

A generous tarmac driveway with extensive lawned frontage, mature shrubs and borders. Gated side access. Outside lighting and electric car charging point.

At the rear of the property is

A wide paved terrace with mature shrubs and well stocked borders, leading to a lawned garden with a further seating area, borders, trees and hedging. Greenhouse and small store/cupboard. Large garden shed for garden machinery. Outside lighting and tap.

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.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

