



## 6 Northview

Hungerford, Berkshire, RG17 0DA

marc allen





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Guide £585,000

A truly fabulous period house situated in an established residential area with far reaching views from the upper floors.

### Description

The property has been considerably improved with attention to detail shown throughout to create a very comfortable home. The accommodation is arranged over three floors and includes a separate hall from which the stairs lead and a lovely sitting room with a bay window and fireplace complete with a woodburning stove. There is a generous dining room with good natural light and a nicely fitted kitchen with an additional seating area, distinctive velux window and a doors to the rear courtyard garden. On the first floor there are three bedrooms, two of which have views over rooftops to distant fields. There is also an extremely spacious bathroom that includes a shower. A further staircase leads to the top floor room which has an exposed brick chimney breast, lots of light and the same views. Outside there is a lovely mature garden at the front, and an intimate courtyard garden at the rear. There is a double width carport providing the all important off road parking together with a garden store. A viewing is strongly advised to fully appreciate the overall qualities of this outstanding property.

### 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 right down the High Street and first right into Park Street. Take the first right again into Fairview Road and first left into Northview. No.6 is along on the right hand side.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms
- Bathroom
- Car Port
- Gardens



### Ground Floor

Approx. 52.0 sq. metres (560.2 sq. feet)



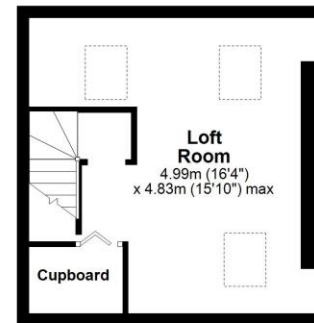
### First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



### Second Floor

Approx. 24.2 sq. metres (260.7 sq. feet)



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



## Replacement door to:-

### Entrance Hall

Traditional style radiator. Recessed spotlights. Dado rail. Stairs to first floor.

### Sitting Room

Fireplace with a woodburning stove. Radiator. Bay window seat.

### Dining Room

Traditional style radiator. Understairs cupboard with recessed lighting.

### Kitchen/Breakfast Room

Fitted with a range of cream fronted wall and base units with drawers, work surfaces over and tiled surrounds. Built-in electric oven, grill and gas hob. Single drainer sink unit with a mixer tap. Plumbing for automatic washing machine and dishwasher. Appliance space. Wood effect flooring. Velux window. Traditional style radiator. Replacement door to garden.

### Staircase gives access to landing

Traditional style radiator. Recessed spotlights. Access to loft.

### Bedroom 2

Built-in wardrobe. Traditional style fireplace with a pine surround (not in use).

### Bedroom 3

Traditional style fireplace (not in use). Radiator.

### Bedroom 4

Built-in wardrobe. Radiator.

### Bathroom

A white suite comprising panelled bath with an Aqualisa shower over, wash hand basin with storage below and w.c. Chrome finish heated towel rail. Airing cupboard with hot water tank and immersion heater.

## Second staircase to:-

### Bedroom 1

Exposed brick chimney breast. Radiator. Two velux windows. Walk-in wardrobe.

### Double Width Car Port

with store shed to the rear.

### At the front of the property is

A thoughtfully landscaped garden with lawned areas, well stocked borders and a paved seating area.

### At the rear of the property is

A lovely paved courtyard garden with well stocked borders providing good interest and structure. Outside light and tap.

### Services

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



EPC

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