



# 15 Hamblin Meadow

Eddington, Hungerford, Berkshire, RG17 0HJ

marc allen





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£525,000

A considerably improved and extended family house with exceptionally good accommodation of approx 1470 sq ft.

## Description

The flexible accommodation flows well and includes a hall from which the stairs lead and a useful downstairs cloakroom. The sitting room now opens into a distinctive garden room which in turn has doors to the garden, all creating a very sociable space. The kitchen is nicely fitted and includes all of the main appliances, with space for a table and door to the garden. On the first floor there are three bedrooms, two of which are interconnecting, although this could easily revert to being separate if required. One of these rooms has a smart en-suite shower room and there is also a separate family bathroom. A further staircase now leads to the third floor which provides a main bedroom with air conditioning together with a walk-in wet room. Outside there is a blocked paved driveway for off road parking and enclosed rear garden. The garden has a generous paved terrace, lawn, borders and useful summer house and store, both of which have power. A viewing is strongly advised to fully appreciate the overall space and versatile family accommodation on offer. NO ONWARD CHAIN.

## Hungerford

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, restaurants, banks and leisure activities. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading and London (Paddington).

## Directions

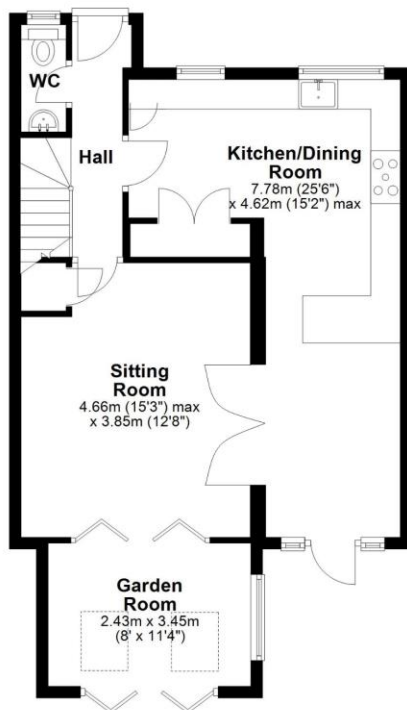
From our office turn right down the High Street, and right at The Bear hotel. At the second roundabout turn left sign posted M4 motorway. Take the second left turn into Upper Eddington and second left into Hamblin meadow. No 15 will be found along on the left hand side.

- Entrance Hall
- Cloakroom
- Sitting room
- Garden room
- Kitchen/Dining room
- Four Bedrooms
- En-suite shower room
- En-suite wet room
- Bathroom
- Driveway
- Gardens



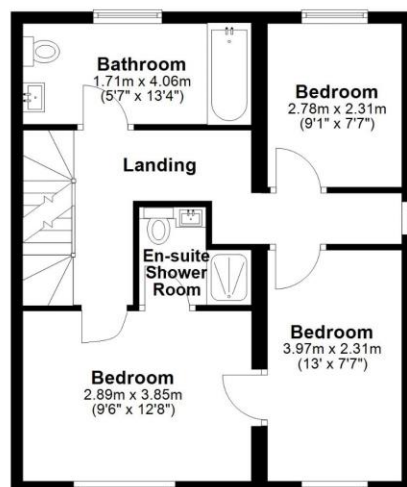
### Ground Floor

Approx. 60.6 sq. metres (652.0 sq. feet)



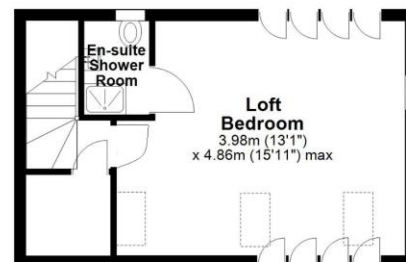
### First Floor

Approx. 50.4 sq. metres (542.2 sq. feet)



### Second Floor

Approx. 25.7 sq. metres (276.3 sq. feet)



Total area: approx. 136.6 sq. metres (1470.5 sq. feet)



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



Door to:

#### Entrance Hall

Radiator.

#### Cloakroom

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

#### Sitting Room

Two radiators. Understairs cupboard. Double doors to:-

#### Garden Room

Tiled floor with underfloor heating. Two velux windows. Doors to garden and dining area.

#### Kitchen/Dining Room

Very nicely fitted with a traditional style of wall and base units with drawers, solid wood worktops and upstand. Built-in electric oven, induction hob and extractor over. Integrated fridge/freezer, dishwasher, washing machine and fitted wine cooler. Belfast style sink with a mixer tap. Tiled floor with underfloor heating. Deep built-in cupboard. Space for a table. Doors to garden.

#### Staircase gives access to landing

Radiator.

#### Bedroom 2

Radiator.

#### En-Suite Shower Room

Fitted in a contemporary style with shower area and glazed door, wash hand basin with a cupboard below and w.c. Heated towel rail. Door to:-

#### Bedroom 3

Radiator.

#### Bedroom 4

Radiator.

#### Bathroom.

A white suite comprising panelled bath with a shower attachment, wash hand basin with a cupboard below and w.c. Tiled surrounds. Traditional style radiator/heated towel rail.

#### Staircase gives access to top floor

#### Bedroom 1

Eaves storage. Radiator. Air conditioning unit for cooling or heat.

#### En-Suite Wet Room

Walk-in room with a shower, wash hand basin and w.c.

#### At the front of the property is

A block paved driveway for off road parking with hedging. Outside light and tap.

#### At the rear of the property is

A generous paved area leading to a lawned garden with borders and a mature tree, all enclosed by wooden fencing. Outside lighting and power point. Side storage area. Summerhouse and garden store, both of which have power.

#### 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		86  B
69-80	C	77  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.

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