



112A High Street
Hungerford, Berkshire, RG17 0NB





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Guide £875,000

A fabulous hidden gem situated just off of the High Street but with the all important off road parking at the rear.

Description

The incredibly spacious ground floor accommodation flows really well and includes a generous reception hall, useful downstairs cloakroom and a utility room. The traditional kitchen includes an Aga and now opens into the garden/dining room which has a distinctive lantern roof light and doors to the rear terrace. There is a snug with a fireplace and a comfortable sitting room which also has a fireplace and doors to the garden. On the first floor there are four bedrooms, three of which have built-in storage. There is a family bathroom and a nicely fitted en-suite shower room. Outside there is a lovely walled garden with a private paved terrace, water feature and well stocked borders. Steps lead to a lawned garden with further borders, a summerhouse and bike store. A pathway and gate lead to the rear where there are two off road parking spaces, accessed from Fairview Road. A viewing is strongly advised to fully appreciate the overall qualities of this unique home.

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).

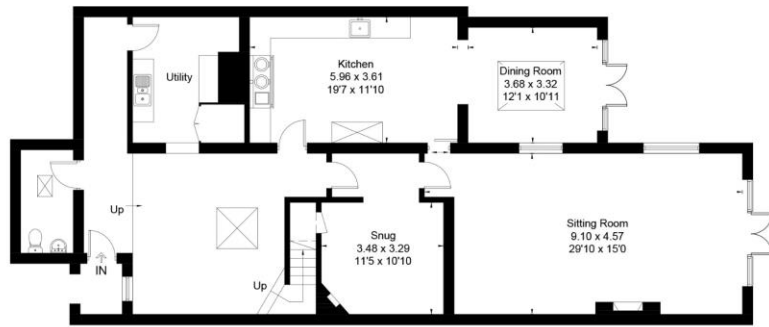
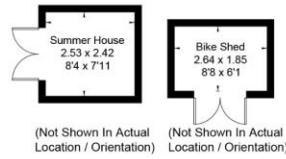
Directions

From our office, walk a few yards down the High Street and the passage to the property will be found on the right between Roger King Antiques and The Emporium.

- Entrance Hall
- Cloakroom
- Utility
- Snug
- Sitting Room
- Kitchen
- Garden/Dining Room
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Garden
- Off Road Parking
- Solar Panels
- Replacement Double Glazing



Approximate Floor Area = 228.1 sq m / 2455 sq ft
 Outbuildings = 11.0 sq m / 118 sq ft
 Total = 239.1 sq m / 2573 sq ft



Ground Floor



First Floor



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

Door to reception hall

Entrance Hall

Two roof lanterns. Two radiators. Wood effect flooring.

Cloakroom

A traditional white suite comprising wash hand basin and w.c. Tiled floor. Radiator. Roof lantern.

Utility

Double stainless steel sink unit with a mixer tap. Wall and base storage cupboards and open shelving. Gas fired boiler for domestic hot water and central heating. Airing cupboard with hot water tank and immersion heater. Plumbing for automatic washing machine. Appliance space.

Snug

Fireplace with a real flame gas fire. Wood effect flooring. Radiator. Built-in cupboard.

Sitting Room

Fireplace with a decorative surround and real flame gas fire. Three radiators. French doors to garden.

Kitchen

A traditional kitchen with 'two-tone' wall and base units with drawers, granite work surfaces over and upstands. Belfast style sink unit with a mixer tap. Gas fired Aga. Plumbing for dishwasher. Appliance space. Opening to:-

Garden/Dining Room

With a distinctive lantern roof and doors to the garden. Radiator.

Staircase gives access to landing

Access to loft. Radiator.

Bedroom 1

Built-in wardrobes. Radiator.

Bedroom 2

Built-in wardrobes. Access to loft.

En-Suite Shower Room

With a generous shower enclosure, wash hand basin and w.c. Tiled floor and surrounds. Open shelving. Extractor fan. Recessed spotlights.

Bedroom 3

Radiator.

Bedroom 4

Built-in wardrobes and cupboards. Wash hand basin. Radiator.

Bathroom

A white suite comprising panelled bath with a shower attachment and screen, wash hand basin and w.c. Radiator. Extractor fan.

Outside

There is a fabulous paved terrace with retaining walls, well stocked borders, fig tree, wisteria and honeysuckle. Water feature and steps to a lawned garden. Summerhouse and metal bike store. There is off road parking for two vehicles at the rear, accessed from Fairview Road.

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.

Solar Panels

Narrative tbc



EPC

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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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