



27 Bearwater

Hungerford, Berkshire, RG17 0NN

marc allen

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## 27 Bearwater

Hungerford, Berkshire, RG17 0NN

£450,000

An attractive end terrace retirement property situated at Bearwater, a prestigious address within the town.

### Description

The accommodation includes good hall space from which the stairs lead (complete with stairlift) and a useful downstairs cloakroom/utility room. There is a nicely proportioned sitting room, separate dining room and conservatory from which to see people coming and going. The kitchen has a range of light coloured units with a door to the rear terrace and in turn the garage. On the first floor there is a generous galleried landing, two double bedrooms with built in wardrobes and a spacious shower room. Outside there are extensive landscaped gardens approaching five acres, situated alongside the River Dun with a lake providing a fabulous backdrop. Bearwater is on the outskirts of the town but has a handy cut through along a riverside pathway towards the bottom end of town in Bridge Street.

### 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).

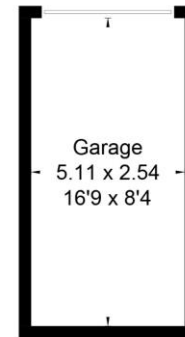
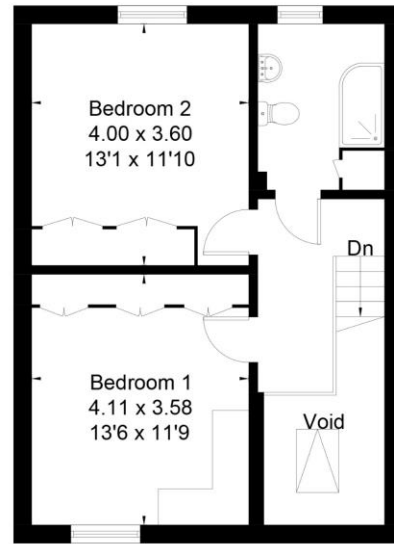
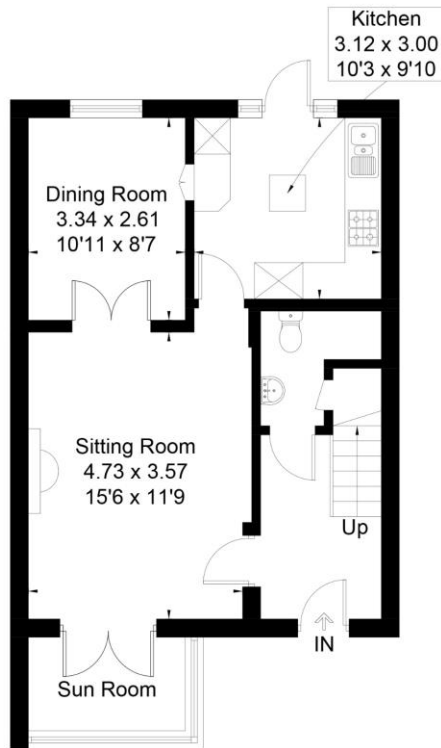
### Directions

From our office turn right down the High Street and left at The Bear Hotel. Bearwater is along on the left and No.27 is the first house on the right.

- Porch
- Entrance Hall
- Cloakroom/Utility
- Sitting Room
- Conservatory
- Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Garage
- Communal Gardens



Approximate Floor Area = 95.2 sq m / 1025 sq ft (Excluding Void)  
 Garage = 13 sq m / 140 sq ft  
 Total = 108.2 sq m / 1165 sq ft



(Not Shown In Actual Location / Orientation)



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### Porch

### Entrance Hall

Night storage heater. Stairs, with stairlift, to first floor.

### Cloakroom/Utility

With a w.c. and wash hand basin. Plumbing for automatic washing machine with appliance space. Understairs cupboard with shelving.

### Sitting Room

Feature fire surround and hearth. Electric panel heater. Double doors to conservatory and dining room.

### Conservatory

A brick and double glazed construction overlooking the garden.

### Dining Room

Electric panel heater.

### Kitchen

Fitted with a range of limed oak effect wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Plumbing for dishwasher. Appliance space. Electric panel heater. Door to rear terrace.

### Staircase gives access to galleried landing

Access to loft.

### Bedroom 1

Built-in wardrobes, dressing table and bedside cupboards. Electric panel heater.

### Bedroom 2

Built-in wardrobes. Electric panel heater.

### Shower Room

With a generous shower enclosure, hand rail and Aqualisa shower, wash hand basin and w.c. Heated towel rail. Electric fan heater. Airing cupboard with hot water tank and immersion heater.

### Garage

To the rear with a roller shutter door.

### Outside

There are beautiful communal gardens alongside the River Dun with a lake, seating areas and mature borders, approaching five acres in all.

### Lease

The remainder of a 999 year lease which commenced in 1984.

### Maintenance charge

Currently £5,800 per annum.

### Ground rent

Nil

### Services

All mains connected, except gas. 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		87   B
69-80	C		
55-68	D	65   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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