



# Lower Slope House

Stype, Hungerford, Berkshire, RG17 0RE





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£1,150,000

A fabulous individual detached property standing in approximately three quarters of an acre.

## Description

Originally a pair of farmers cottages, the property was largely derelict before being converted and extended by the present owner to create a very substantial and comfortable home. The accommodation includes good hall space with oak flooring, a large kitchen with space for a table, utility room and downstairs cloakroom. The sitting room has a woodburning stove and this benefits the study area too. There is also a separate dining/family room and a distinctive garden room which is a particular feature with picture windows and doors to the garden. On the first floor there are six bedrooms in all, four of which are accessed from the main staircase and two from a second staircase. The main bedroom has a vaulted ceiling, Juliette balcony and an ensuite shower room. There is a further en-suite shower room and a family bathroom which includes a shower. Outside there is a wide gravelled driveway leading to a detached three bay garage block with a storage room above. There are formal lawned gardens with hedges, paved terrace, store and covered barbecue area. In addition, 'the field' currently has numerous vegetable beds, chicken run, grass and trees with a lovely aspect alongside farmland. A viewing is strongly advised to fully appreciate the overall qualities and lifestyle opportunity that the property offers.

## 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).

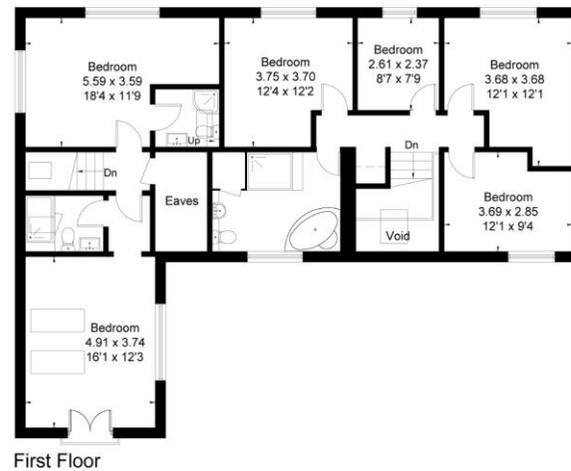
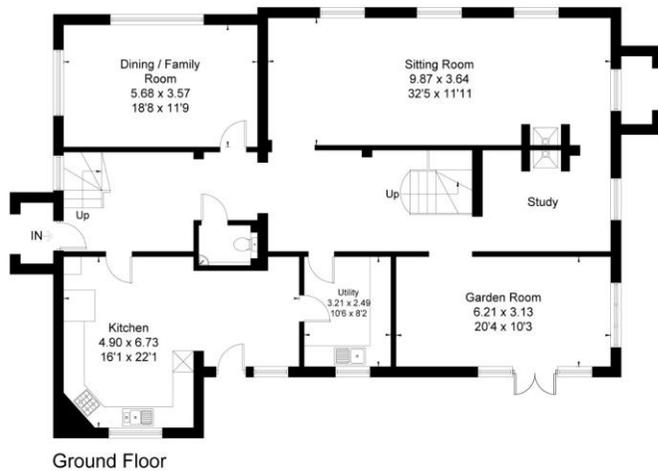
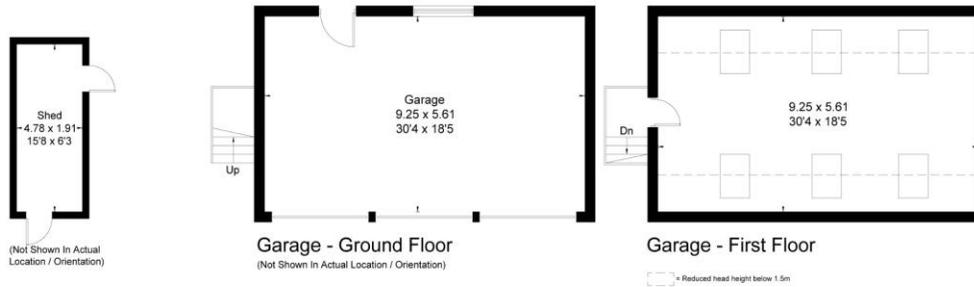
## Directions

From our office turn left up the High Street and continue on the A338 for approx. 3 miles. Turn right signposted Stype and Lower Slope House is immediately on the left hand side.

- Kitchen/Breakfast Room
- Utility
- Inner Reception Hall
- Cloakroom
- Dining/Family Room
- Sitting Room
- Study
- Garden Room
- Six Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom with Shower
- Triple Garage Block
- Large Garden



Approximate Floor Area = 286 sq m / 3078 sq ft  
 Garage = 103.8 sq m / 1117 sq ft  
 Total = 389.8 sq m / 4195 sq ft (Excluding Shed)



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

Door to:-

#### Kitchen/Breakfast Room

Fitted with a range of oak finish wall and base units with drawers, granite work surfaces and upstand. Sink unit with a mixer tap. Built-in electric oven, hob and extractor. Integrated dishwasher. Matching breakfast bar. Plumbing for an American fridge/freezer. Tiled floor.

#### Utility

With a further range of wall and base units with work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Oil fired boiler for domestic hot water and central heating. Appliance space. Plumbing for automatic washing machine. Radiator.

#### Inner Reception Hall

With oak finish flooring. Two upright contemporary radiators. Recessed spotlights. Steps and stairs to first floor.

#### Cloakroom

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

#### Dining/Family Room

Oak finish flooring. Radiator. Recessed spotlights.

#### Sitting Room

Fireplace with a woodburning stove. Fitted shelving. Two radiators.

#### Study

Fireplace with a woodburning stove (shared with the sitting room). Radiator. Recessed spotlights.

#### Garden Room

With wood finish flooring. Distinctive picture windows and doors to the garden. Contemporary upright radiator.

Staircase gives access to landing

#### Bedroom 1

Radiator.

#### Bedroom 2

Radiator.

#### Bedroom 3

Radiator. Access to loft.

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#### Bedroom 4

Radiator.

#### Bathroom

A white suite comprising corner bath, wash hand basin and w.c. Separate shower enclosure with folding door. Heated towel rail. Recessed spotlights. Radiator. Airing cupboard with hot water tank and immersion heater. Fitted shelving.

Steps from hall to:-

#### Landing

With oak finish flooring. Access to eaves storage.

#### Main Bedroom

With oak finish flooring. Radiator. Vaulted ceiling and exposed beams. Doors to Juliette balcony. Radiator.

#### En-Suite Shower Room

A contemporary white suite comprising generous shower enclosure, wash hand basin and w.c. Tiled floor and surrounds. Chrome finish heated towel rail. Recessed spotlights. Extractor fan. Electric shaver point.

#### Bedroom

With oak finish flooring. Radiator. Part-vaulted ceiling and exposed beams.

#### En-Suite Shower Room

With a curved shower enclosure, wash hand basin and w.c. Tiled floor and surrounds. Chrome finish heated towel rail. Recessed spotlights. Extractor fan. Electric shaver point.

#### Triple Garage Block

With individual up and over doors. Light, power and tap. Door to rear. External staircase to loft storage room with velux windows.

#### Outside

The property is approached via five bar gates to a wide gravelled driveway for off road parking. The formal gardens are laid to grass with mature hedging, shrubs and a generous paved terrace with detached brick outbuilding, covered barbecue area and bin store. Outside lighting and power. Screened oil tank and shed to the side of the garage. In addition, there is 'the field' and this has numerous raised and covered vegetable beds, compost area and enclosed chicken run. The remainder is laid to grass with trees and a fabulous aspect towards fields and woodland.

#### Services

Mains electricity and water. Private drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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