



12 Aldbourne Close

Hungerford, Berkshire, RG17 0SQ

marc allen





# 12 Aldbourne Close

Hungerford, Berkshire, RG17 0SQ

£795,000

A truly outstanding detached house that has been extended and considerably improved to create an extremely comfortable home with attention to detail shown throughout.

## Description

The accommodation includes good hall space with bespoke joinery, oak flooring and a nicely fitted cloakroom. The sitting room has a fireplace with a woodburner, further bespoke cabinetry and oak flooring. Double doors open in to the dining room which in turn opens to the kitchen and garden by way of bifold doors to seamlessly link inside and out. The kitchen/breakfast room is a particular feature, with a fabulous range of units from Neptune, to include integrated appliances, a large island unit and quartz work surfaces over. There is also a useful utility room with direct access to the garage/store and the garden, so ideal for dogs, muddy boots etc. On the first floor there are five bedrooms in all, two of which have beautifully fitted en-suites. The remaining bedrooms are served by a traditionally fitted bathroom. Outside there is a double width driveway for off road parking with side access. The rear garden is tastefully landscaped with ease of maintenance in mind, a paved terrace and contemporary garden room complete with an electric woodburner. A viewing is strongly advised to fully appreciate the overall qualities of this fabulous 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

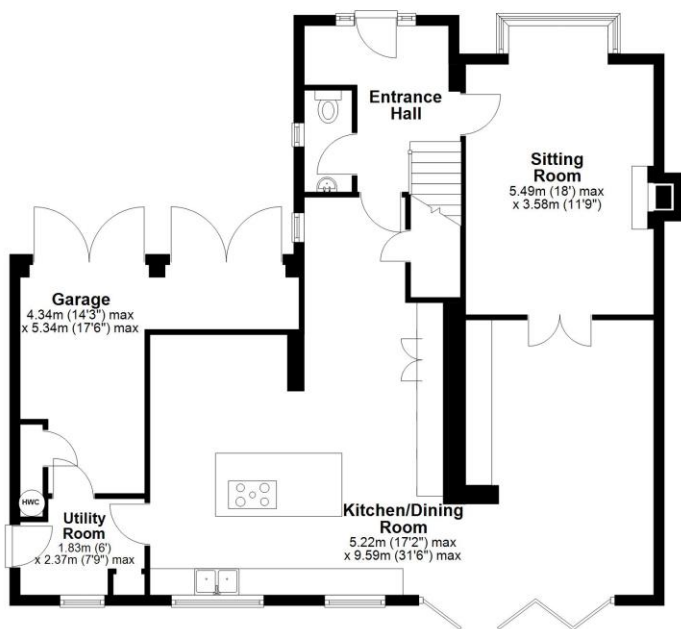
From our office turn right down the High Street and first right into Park Street. Take the second right turn into Ramsbury Drive and at the mini roundabout turn right into Aldbourne Close. No.12 will be found straight ahead.

- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast//Family Room
- Five Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom
- Driveway
- Garden

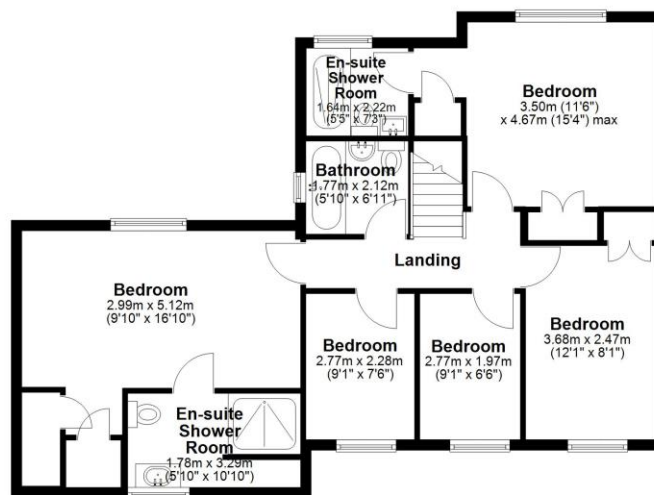




**Ground Floor**  
Approx. 104.5 sq. metres (1124.7 sq. feet)



**First Floor**  
Approx. 78.6 sq. metres (846.1 sq. feet)



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

**Porch**  
Door to:-

**Entrance Hall**  
With oak flooring. Fitted cupboards and shelving. Traditional style radiator.

**Cloakroom**  
With a w.c. and wash hand basin with a cupboard below. Oak flooring.

**Sitting Room**  
Fireplace with a woodburning stove and log storage to either side. Fitted TV cabinet. Radiator and traditional style radiator. Doors to:-

**Dining Room**  
Oak flooring. Fitted cupboards and shelves. Part-panelled walls. Traditional style radiator.

**Kitchen/Breakfast/Family Room**  
A simply stunning room with a tasteful range of Neptune wall and base units with quartz work surfaces over and matching upstand. Generous island unit with a contrasting finish, wine fridge and ceramic hob. Integrated dishwasher, two ovens and coffee machine. Space for an American style fridge/freezer. Part-panelled walls and exposed brickwork. Belfast style sink with a mixer tap. Oak flooring. Traditional style radiator. Opening to dining room with bifold doors to the garden.

**Utility Room**  
With plumbing for automatic washing machine and appliance space. Stable door to side. Door to garage/storage and workshop. Twin wooden doors to the front. Wall mounted gas fired boiler for domestic hot water and central heating (pressurised system).

**Staircase gives access to landing**  
Access to loft via pull-down wooden ladder.

**Bedroom 1**  
Traditional style radiator. Part-panelled walls. Built-in cupboard and linen cupboard. Radiator.

**En-Suite Wet Room**  
Beautifully fitted with an open shower area, wash hand basin with a cupboard below and w.c. Chrome finish heated towel rail. Part-panelled walls.

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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.

**Bedroom 2**  
Oak flooring. Built-in wardrobe. Traditional style radiator. Recessed spotlights. Built-in cupboard.

**En-Suite Shower Room**  
A contemporary suite comprising generous shower enclosure, wash hand basin and w.c. Tiled floor and surrounds. Chrome finish heated towel rail.

**Bathroom**  
A traditional white suite comprising panelled bath with side taps and shower attachment, wash hand basin and high level w.c. Radiator/towel rail. Tiled floor and surrounds.

**Bedroom 3**  
Built-in wardrobe. Oak flooring. Traditional style radiator.

**Bedroom 4**  
Oak flooring. Radiator.

**Bedroom 5**  
Oak flooring. Traditional style radiator.

**At the front of the property is**  
A double width driveway with stone sets, hedges, mature shrubs, gravel and steps to the house.

**At the rear of the property is**  
A beautifully landscaped garden with a block paved terrace and steps to a tasteful artificial lawn surface with mature shrub borders providing good interest and structure with a brick and flint wall backdrop. Garden shed and garden room with an electric woodburning stove and tiled floor. Outside lighting and tap. Gate to side.

**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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

