



# Railway Mews

Hungerford, Berkshire, RG17 0WH

marc allen

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# Railway Mews

Hungerford, Berkshire, RG17 0WH

£395,000 to £595,000

A very distinctive and elegant selection of seven three storey town houses situated in a convenient central location.



## Description

Plots 1, 2 and 3 have a brick elevation under a clay tiled roof. Plots 4, 5, 6 and 7 have a brick elevation under a slate tiled roof to create a tasteful variation. Each plot will include a lawned rear garden, general landscaping, patio, block paved driveways and a provision of a spur for an electric car charger. An external tap and lighting are also included.

## 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 first left turn into Station Road and then right before the level crossing to Railway Mews.

## Layout

Plots 1, 2 and 3. The front door opens into a spacious hallway with a door to a cloakroom and a convenient storage cupboard underneath the staircase. Fabulous open-plan living/kitchen/dining space with patio doors to the garden. On the first floor there are two bedrooms and a full bathroom. On the second floor there is a main bedroom an en-suite shower room.

Plots 4, 5, 6 and 7. The front door opens into a spacious hallway with a door to a cloakroom and a convenient storage cupboard underneath the staircase. Double doors lead to a family/day room with a bay window and in turn to an open plan kitchen/dining room with patio doors to the garden. On the first floor there is a living room, quite common for this style of this house back in the day. There is also a bedroom and en-suite shower room on this floor. On the second floor there are three bedrooms and a family bathroom.



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

The internal specification will be as follows:

#### Kitchen

- Symphony kitchen units featuring soft close doors and drawers
- Boiling hot water tap
- Chrome mixer tap
- Quartz Carrara Crystal worktops
- Extractor hood
- Bosch 3D Hot Air integrated oven
- Bosch integrated compact microwave
- Bosch induction hob
- Bosch spacious integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer
- Stainless steel sink
- Stylish LED feature under unit lighting
- Recessed LED downlights

#### Bathroom & En-Suite

- Contemporary white porcelain sanitaryware with soft close toilet seats
- Contemporary chrome fittings throughout
- Thermostatically controlled showers
- Low profile shower tray
- Toughened glass and stainless steel shower enclosures
- Luxury Minoli tiles to floors and part feature walls. Full height tiling around bath
- Chrome heated towel rail
- Mirror over basin
- Two drawer vanity unit
- Recessed LED downlights
- Extractor fan with delayed cut-off

#### Interior

- Prefinished oak doors with chrome furniture
- Ovolo skirting and architraves
- Generous electrical sockets
- LED downlights
- Underfloor heating to ground floor
- Radiator with thermostatic controls to bedrooms
- Flooring – fully carpeted. Hallway luxury Minoli tiles
- Air source heat pump
- Double glazed UPVC windows and UPVC external doors
- Burglar alarm
- Mains powered smoke detectors with battery back-up
- Painted plaster skimmed walls, colour Calaco. White ceilings

#### External

- Landscaping and lawn to rear garden
- General landscaping
- Patio
- External tap
- Block paved drives
- Lighting
- Spur for electric car charger
- Two parking spaces

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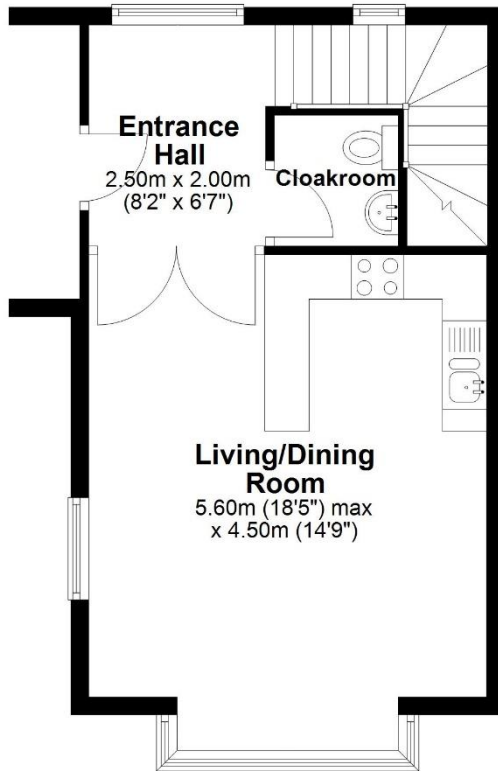
The logo for Marc Allen is a green oval containing the text "marc allen" in a blue, lowercase, sans-serif font.

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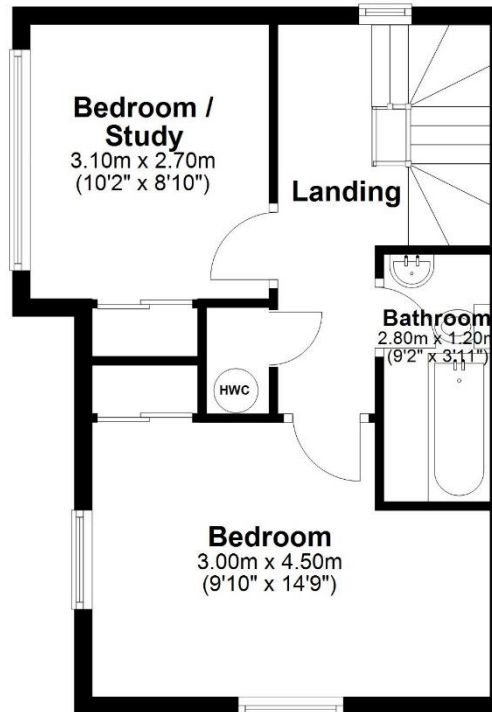
### Ground Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



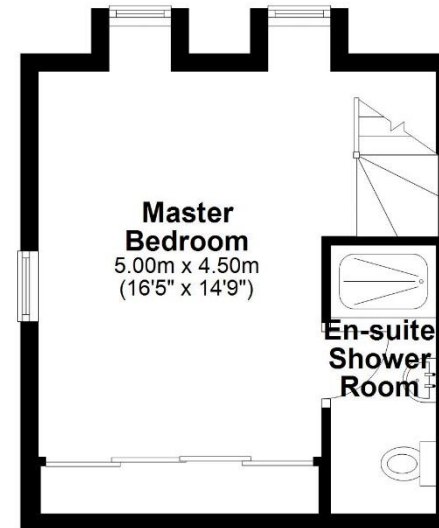
### First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



### Second Floor

Approx. 23.2 sq. metres (249.7 sq. feet)



Total area: approx. 97.3 sq. metres (1047.7 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.  
Plan produced using PlanUp.

**1 Railway Mews, Station Road, Hungerford**

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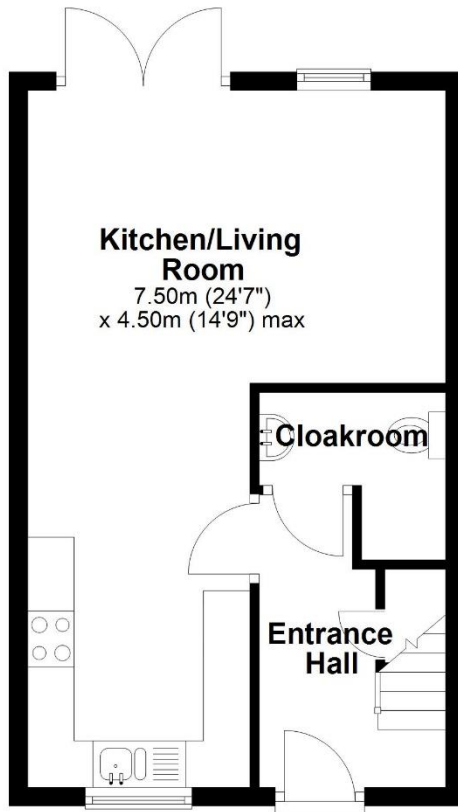
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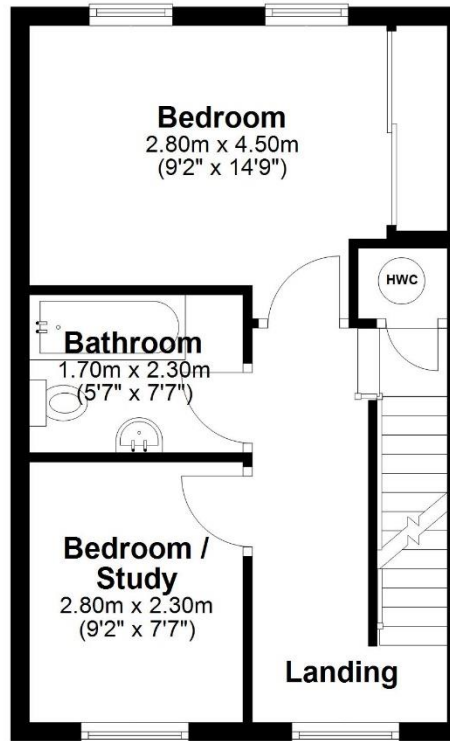
### Ground Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



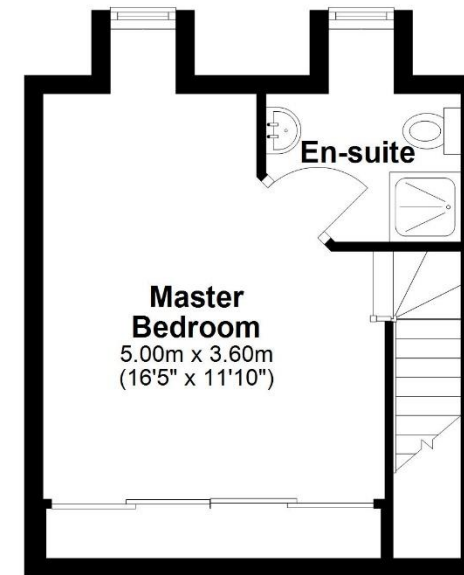
### First Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



### Second Floor

Approx. 23.5 sq. metres (252.8 sq. feet)



Total area: approx. 91.0 sq. metres (979.4 sq. feet)

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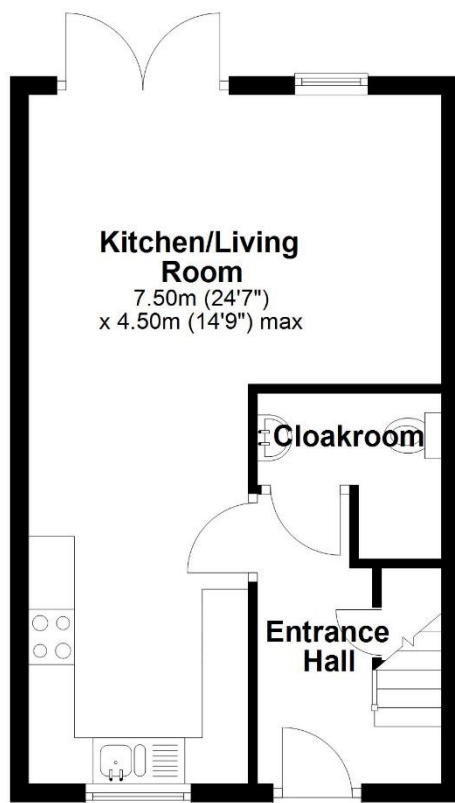
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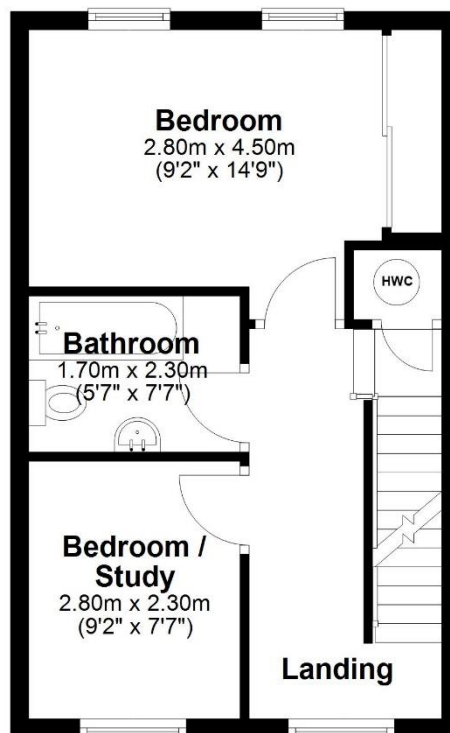
### Ground Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



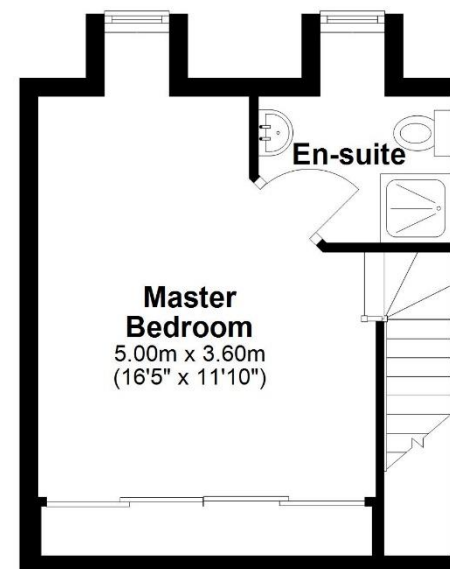
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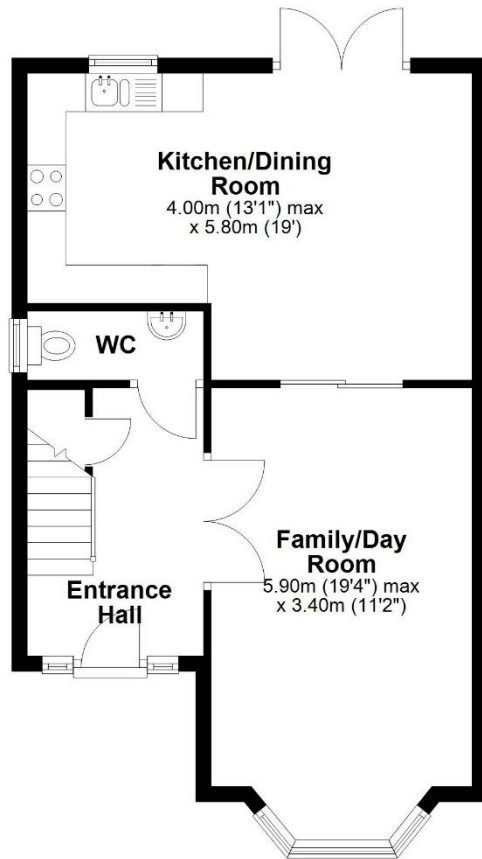
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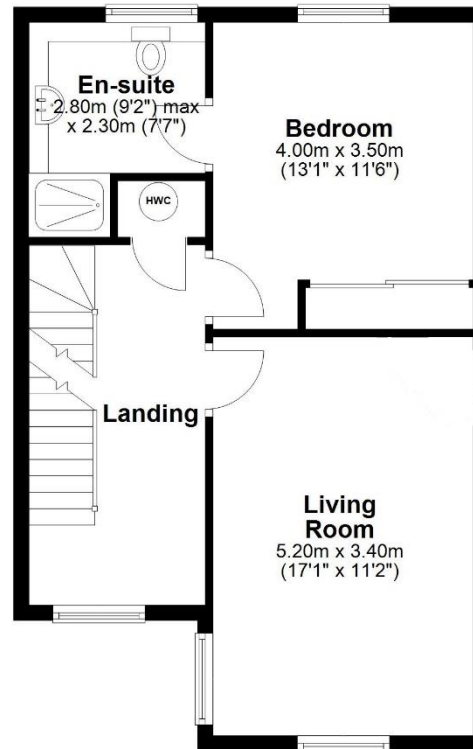
### Ground Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



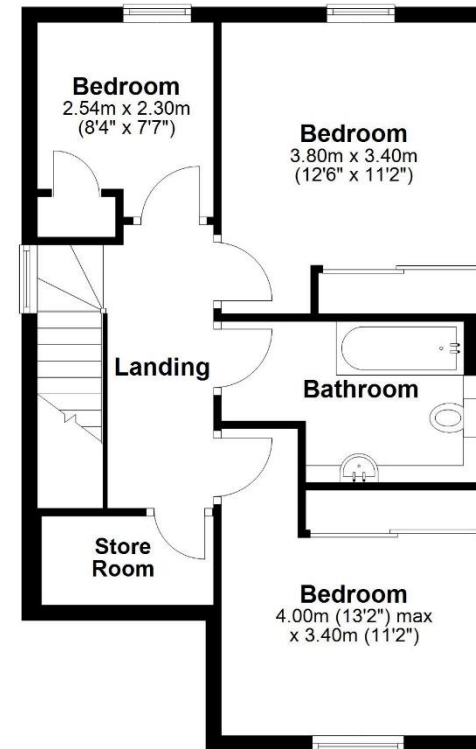
### First Floor

Approx. 50.3 sq. metres (540.9 sq. feet)



### Second Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



Total area: approx. 151.0 sq. metres (1625.2 sq. feet)

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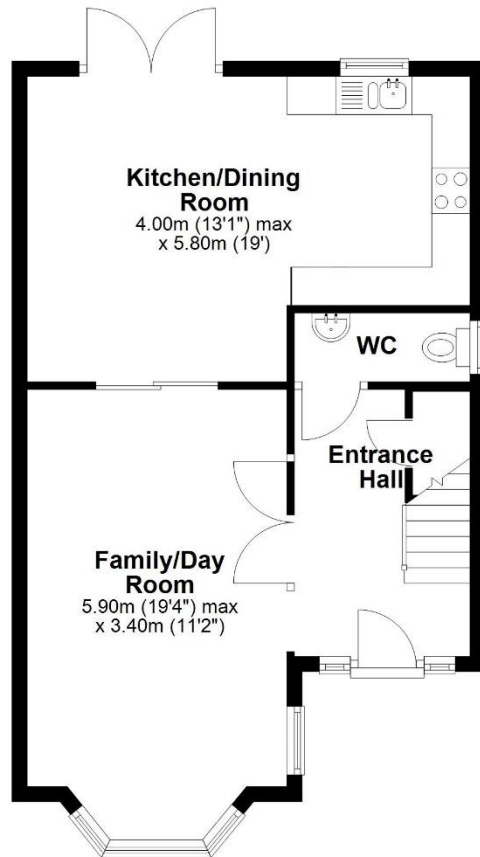
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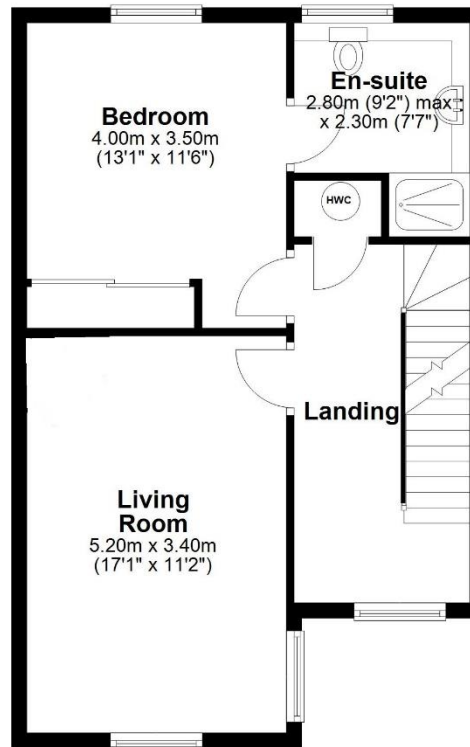
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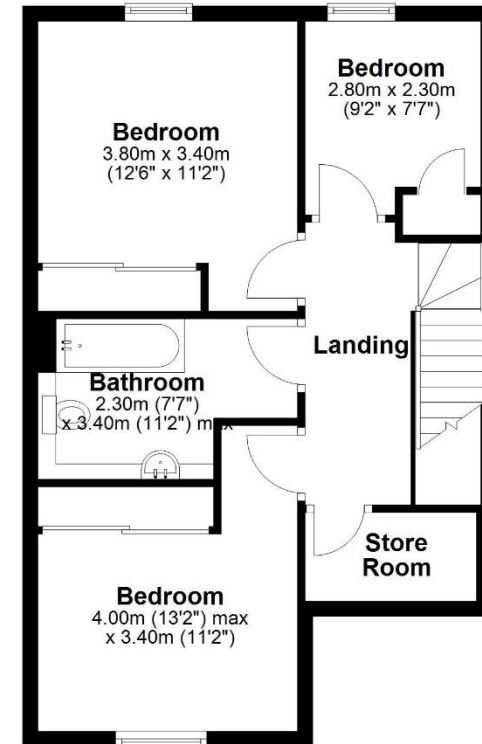
### First Floor

Approx. 50.3 sq. metres (540.9 sq. feet)



### Second Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



Total area: approx. 151.1 sq. metres (1626.4 sq. feet)

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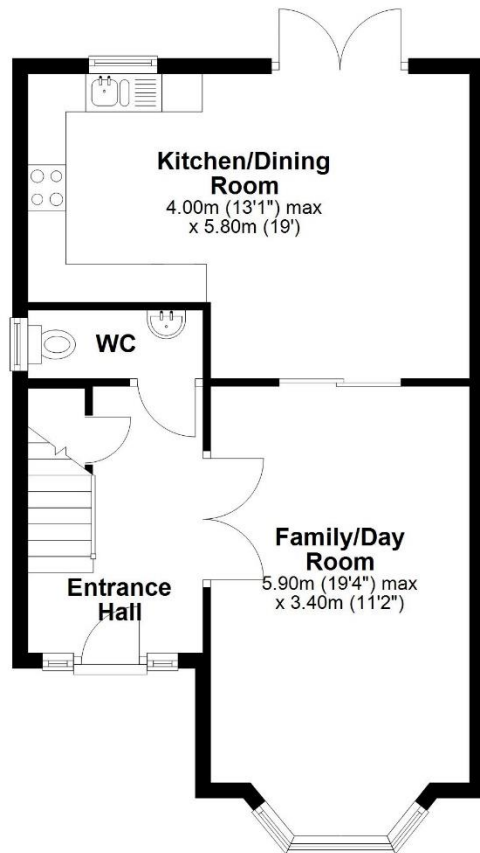
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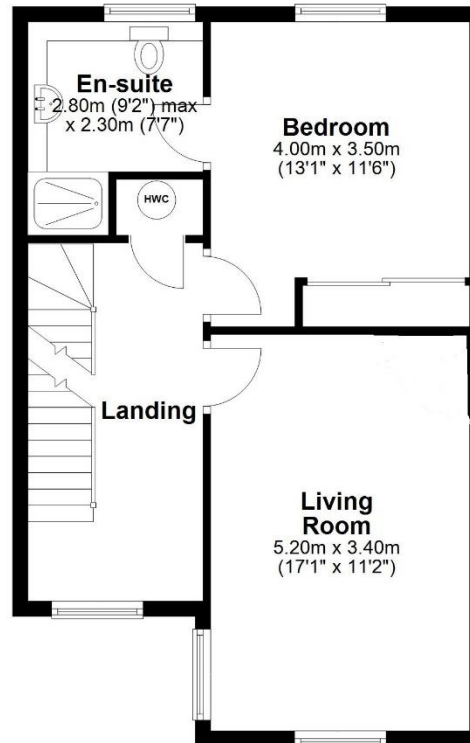
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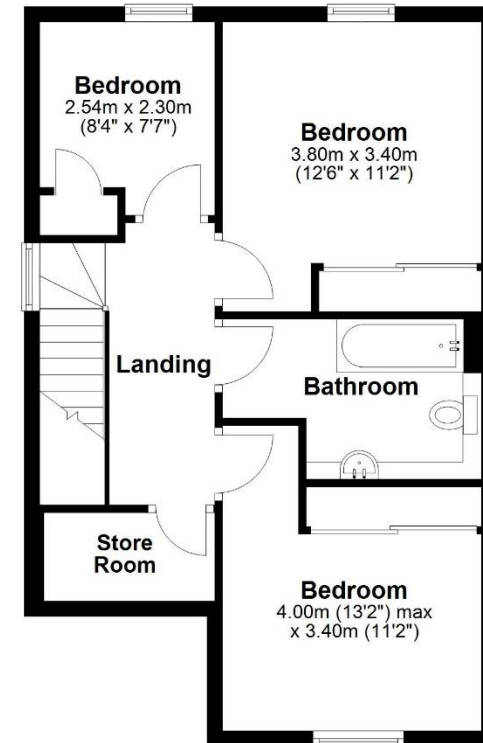
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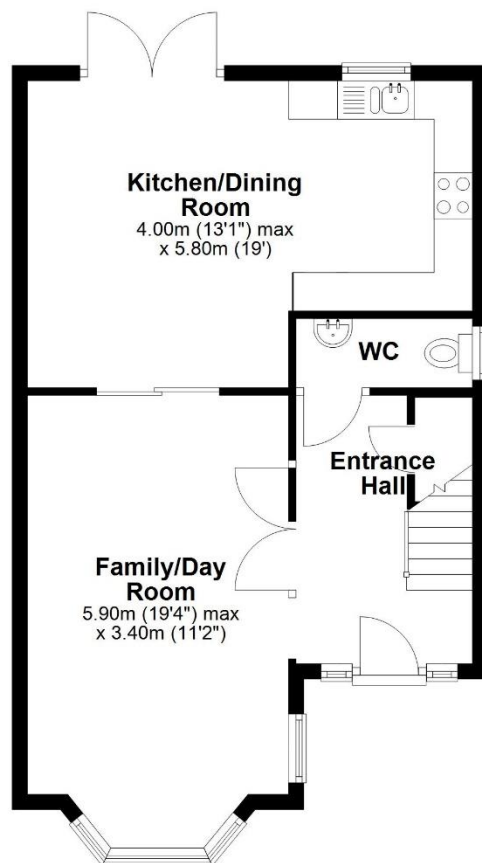
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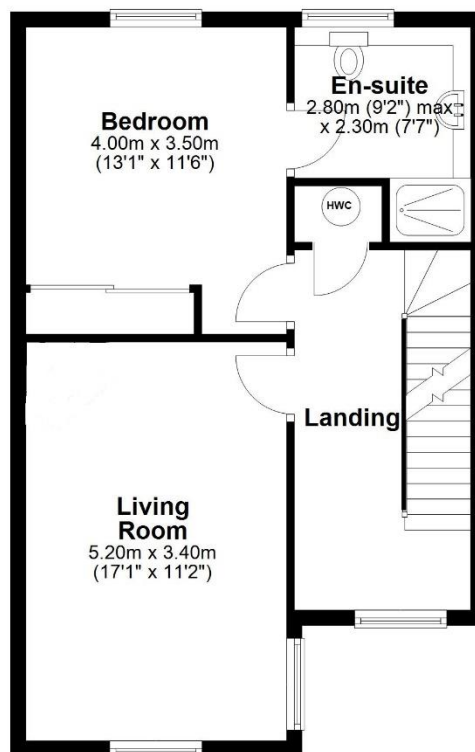
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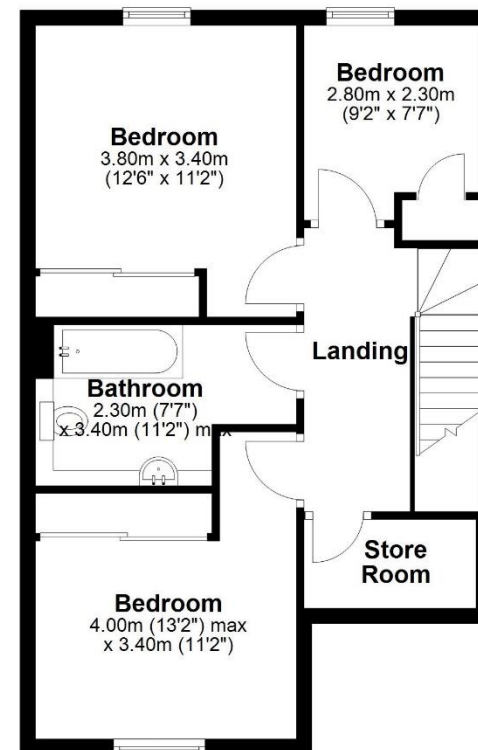
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