



# Primrose Cottage

126 Strongrove Hill, Hungerford, Berkshire, RG17 0SJ

marc allen



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Guide £695,000

An individual detached property situated in a small track on the outskirts of the town, with fantastic views at the front (particularly when the trees are not in leaf)

## Description

The property offers a very comfortable lifestyle opportunity and the accommodation includes good hall space and a useful downstairs cloakroom. There is a generous sitting room with exposed timbers, and a good sized conservatory which overlooks the garden. The kitchen/breakfast room has a range of cream shaker style units and includes some integrated appliances, an island unit and doors to the garden. On the first floor there is a larger than average landing with space for furniture and three well balanced bedrooms, all with built in wardrobes. The spacious bathroom is fitted in traditional white and includes a shower. Outside there is a lovely landscaped garden laid to grass with seating areas, an upper deck and mature boundaries. There is also private parking for five cars.

## Hungerford

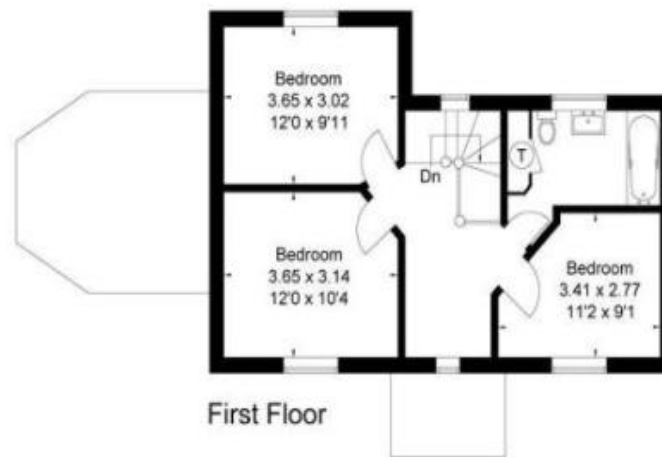
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school 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, take the second left into Strongrove Hill and Primrose cottage will be found on the right.

- Entrance Hall
- Cloakroom
- Sitting Room
- Conservatory
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Garden
- Summerhouse
- Parking for up to five vehicles



## Primrose Cottage, 126 Strongrove Hill, Hungerford, RG17 0SJ

Gross Internal Area (approx)= 121 sq m / 1302 sq ft  
 Outbuilding = 27 sq m / 291 sq ft  
 Total = 148 sq m / 1594 sq ft  
 For identification only. Not to scale.  
 © Floorplanz Ltd



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

### Porch

Stable door to:

### Entrance Hall

Tiled floor. Radiator. Stairs to the first floor.

### Cloakroom

With a wc and wash and basin with a cupboard below. Built in cupboard. Radiator. Tiled floor and surrounds.

### Sitting Room

Contemporary wall mounted fire. Two radiators. Exposed timbers. Doors to:

### Conservatory

A part brick and double glazed construction with doors to the garden. Tiled floor. Electric panel heater.

### Kitchen/Breakfast Room

Fitted with a range of cream shaker style units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Integrated dish washer and washing machine. Wine fridge. Breakfast bar. Tiled floor. Radiator. Door to rear.

### Stairs give access to landing

With space for furniture.

### Bedroom 1

Fitted wardrobe. Radiator.

### Bedroom 2

Fitted wardrobe. Radiator.

### Bedroom 3

Fitted wardrobe. Radiator.

### Bathroom

A white suite comprising shaped bath with a shower over and screen, wash hand basin with cupboard below and wc. Chrome finish heated towel rail. Tiled floor and surrounds.

### Outside

There are mature gardens on all sides laid to grass with established hedging and shrubs on the borders. There is a good sized paved terrace and an upper decked area for entertaining and outside dining, with summerhouse. There is also parking for up to five vehicles. Outside oil boiler and oil tank. Outside lighting and tap.

### Services

Mains electric. Private water supply and private klargester 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             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 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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