

THE HOLDINGS

SALISBURY ROAD HUNGERFORD



Russell Marshall
Estate Agents



The Holdings

Guide Price £1,625,000

Salisbury Road, Hungerford, Berkshire, RG17 0RA



Situation

The property is situated in a beautiful rural setting only one mile from Hungerford Town Centre. The pretty market Town of Hungerford is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Hungerford High Street is also well served by two excellent hotels, three pub/restaurants and a great selection of smart cafes. Other amenities include two supermarkets, post office, banks and doctors surgery. There is also a swimming pool, sports centre, tennis and bowls club.

Hungerford 1 mile to Hungerford Town Centre and Hungerford Railway Station with train links to London Paddington (approximately 1 hour) and the West Country

Approximately 4 miles to the M4 junction 14

Approximately 8 miles to the A34

- Freehold
- Detached Barn Conversion
- Breath-taking Rural Views
- Circa 1.5 Acres of Gardens and Paddock
- Situated within easy striking distance of Hungerford and the mainline Railway Station
- Approximately 3,000 sqft of living accommodation
- Drawing Room
- Kitchen/Breakfast Room
- Dining Room
- Utility Room
- Study
- Conservatory
- Cloakroom/W.C.
- Six Bedrooms
- Three Bathrooms
- Double Garage
- Gardeners W.C.



The Property

A beautifully converted detached barn occupying a wonderful position with glorious far reaching views over the surrounding countryside.

This wonderful home offers around 3,000 sqft of versatile living accommodation arranged over two floors.

On the ground floor there is a double aspect drawing room with a large brick fireplace housing a wood burner and carefully preserved exposed beams. There is also a separate dining room, a conservatory and a lovely kitchen/breakfast room with a welcoming atmosphere.

All of the principal rooms enjoy the most breath-taking outlook over the gardens and rolling countryside beyond.

In total, there are six bedrooms including one ground floor bedroom, served by two bathrooms and a further W.C. A useful study completes the accommodation.

Overall the property retains immense character and has been sympathetically converted.





Outside

The Holdings is approached by a long sweeping driveway which runs between the two paddocks and culminates at a substantial double garage with power and light and cloakroom/W.C.

The paddocks are well tended, fenced and level. There is a stable block in one of the paddocks and mature trees.

The formal gardens have been carefully designed to carry the eye to the views of countryside beyond. The gardens include expansive lawns interspersed with well stocked flower and shrub borders.



Approximate Area = 276.2 sq m / 2973 sq ft
Garage / WC = 53.3 sq m / 574 sq ft
Total = 329.5 sq m / 3547 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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