

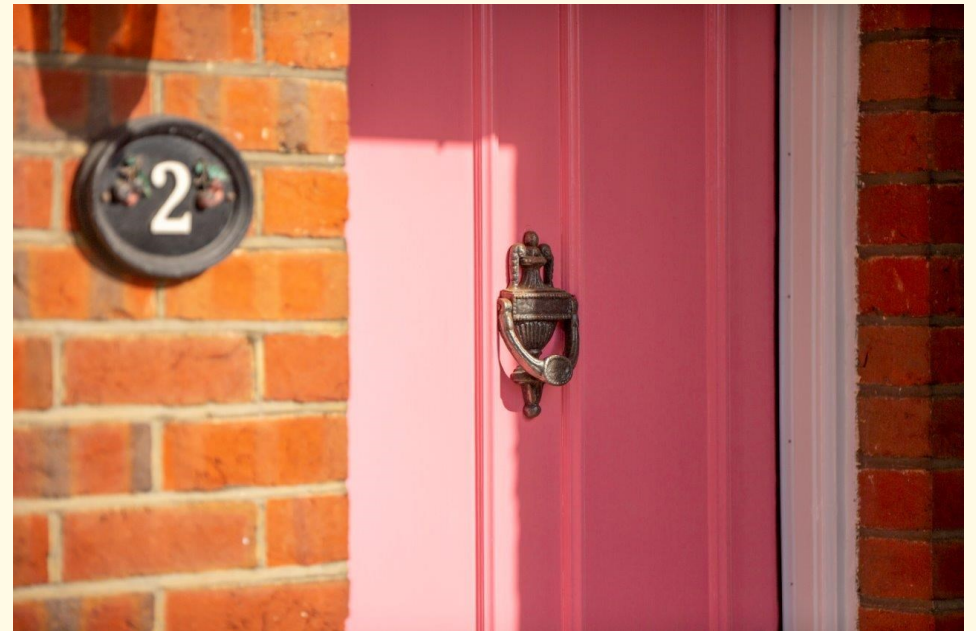
**2 CHURCH WAY**

**HUNGERFORD, BERKSHIRE, RG17 0JX**



**Russell Marshall**  
Estate Agents







## 2 Church Way

Guide Price £995,000

Hungerford, Berkshire, RG17 0JX



### Situation

2 Church Way is conveniently situated just a few minutes walk from Hungerford High Street. 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.

M4 (Junction 14) approximately 4 Miles

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

Newbury Approximately 9 miles

- Freehold
- Detached Period House Circa 1930's
- Entrance Hall
- Study
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Cloakroom/W.C.
- Four/Five Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Solar Panels
- Garage
- Lovely Mature Garden
- Prime Location





## The Property

A very handsome bay fronted detached house with a wonderful garden. This lovely home retains great character and offers comfortable living space over two floors.

On the ground floor the accommodation includes a bright and airy double aspect Drawing Room with a feature fireplace, a large Dining Room and a Study/Family Room.

There is also a very well appointed Kitchen/Breakfast Room which links seamlessly to a delightful Conservatory with views over the garden, the perfect spot to enjoy morning coffee.

Upstairs, the galleried landing gives access to four/five Bedrooms and the family Bathroom. The principal Bedroom is served by a high quality En-Suite Shower Room.

Gas central heating and double glazing are the finishing touch to this very special home.







## Outside

Five bar gates open onto a wide gravelled driveway at the front which also leads round to a detached garage with power and light.

The driveway is flanked by established shrubs and hedging and there is a pretty flower bed.

The delightful rear garden is the jewel in the crown of this property and extends over 100' in length. A paved sun terrace leads on to a neatly tended lawn interspersed with mature shrubs, ornamental trees and well stocked flower borders. At the top end of the garden there is a very attractive pond, a haven for wildlife. The garden enjoys a sunny aspect and a good degree of seclusion.







01488 686867  
www.russell-marshall.co.uk  
19 High Street  
Hungerford, Berkshire, RG10 1JX

**Russell Marshall**  
Estate Agents



These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property any appliances mentioned or general services and any intending purchase must rely upon an inspection of the property.

Russell Marshall Estate Agents is a trading name of RM Property Developments. Registered in England and Wales. No. 4872266. Registered Office Griffins Court, 24-32 London Road, Newbury, Berks RG14 1JX