

**75 CHILTON WAY
HUNGERFORD, BERKSHIRE**



Russell Marshall
Estate Agents

75 Chilton Way

Hungerford, Berkshire, RG17 0JF

£499,950

Approximately 8 Miles to Newbury

Approximately 10 Miles to Marlborough

- Freehold
- Detached House
- Entrance Hall
- Sitting / Dining Room
- Kitchen
- Cloakroom / W.C.
- Four Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Studio / Home Office
- Wonderful Corner Plot Garden
- Glorious Far Reaching Views
- Large Driveway For Several Vehicles
- Quite Cul-De-Sac Location



Situation

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. Other amenities include two supermarkets, a post office, two building societies and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.



The Property

A very well presented detached house occupying a wonderful corner plot position with a beautiful terraced garden and glorious far reaching views.

The accommodation includes a Sitting room with a fireplace housing a wood burner together with a light and airy double aspect Dining room.

There is also a smart re-fitted Kitchen and a Cloakroom / W.C.

Upstairs, there are four well proportioned Bedrooms served by a modern Bathroom complete with a bath and separate shower cubicle.

Gas central heating and double glazing are the finishing touch.



Outside

At the front of the house there is a large driveway for several cars, flanked by a raised flower border.

The professionally landscaped rear garden is the jewel in the crown of this property and extends to the side and rear of the house. The garden is terraced and offers areas of lawn, patio, vegetable and fruit gardens. At the top of the garden the views are particularly impressive. Beyond the main garden is an area of mature woodland. Closer to the house there is an excellent home Office / Studio with power & light.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Services

Mains Electricity & Gas
Mains Water & Drainage

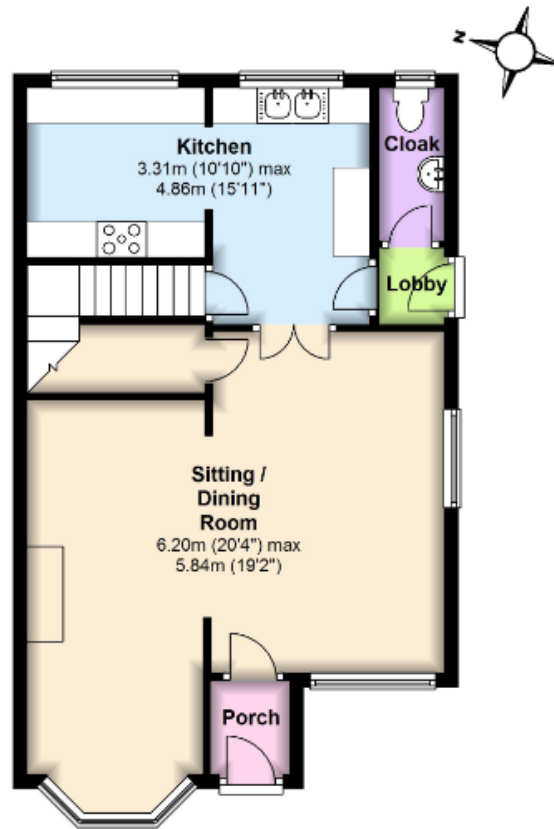
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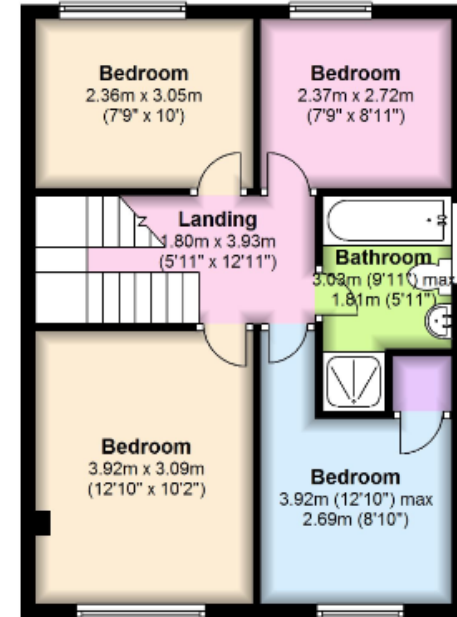
Ground Floor

Approx. 53.9 sq. metres (580.3 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.6 sq. feet)



Total area: approx. 102.5 sq. metres (1102.9 sq. feet)

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