

**HUCKSTEAD
SHALBOURNE, WILTSHIRE**



Russell Marshall
Estate Agents

Huckstead

Cutting Hill, Shalbourne, Marlborough, Wiltshire, RG17 0RN

Guide Price £475,000

Approximately 3.2 Miles to Hungerford

Approximately 10.5 Miles to Marlborough

Approximately 3.8 Miles to Great Bedwyn
Railway Station

- Freehold
- Detached Bungalow Requiring Modernisation
- Wonderful Rural Location
- Potential For Re-Development Subject to Obtaining Planning Permission
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Garage
- Gardens
- No Onward Chain



Situation

Shalbourne is situated in lovely rolling countryside south west of Hungerford and has a pub, church, excellent village shop/post office and a primary school. Although it stands in a rural location with lovely walks and rides, the thriving market town of Hungerford is only about 4 miles away with its range of individual shops and station to London Paddington. The nearby village of Great Bedwyn, which stands alongside the Kennet & Avon canal, also has a station, pubs, bakery and shop. The larger centres of Newbury and Marlborough are within easy reach and the M4 (at Junction 14) is just north of Hungerford. Schools in the area include Marlborough College, Downe House, St Gabriels, Cheam and St Mary's.



The Property

A detached Bungalow occupying a wonderful rural location with glorious views over the surrounding countryside.

The property requires general modernisation and offers great potential for re development subject to obtaining the relevant planning permission.

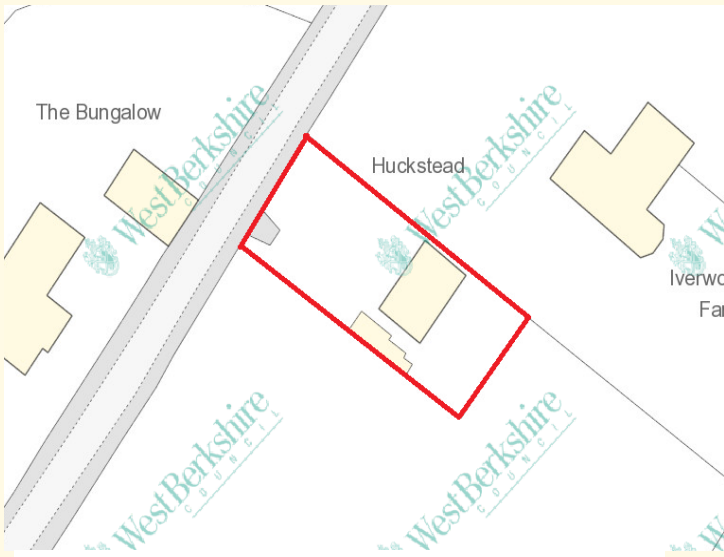
Currently the accommodation includes a Sitting room, Kitchen, two Bedrooms and a Bathroom/W.C.

The property is being sold chain free.

Outside

The gardens are laid mostly to lawn with a driveway leading to a single garage.

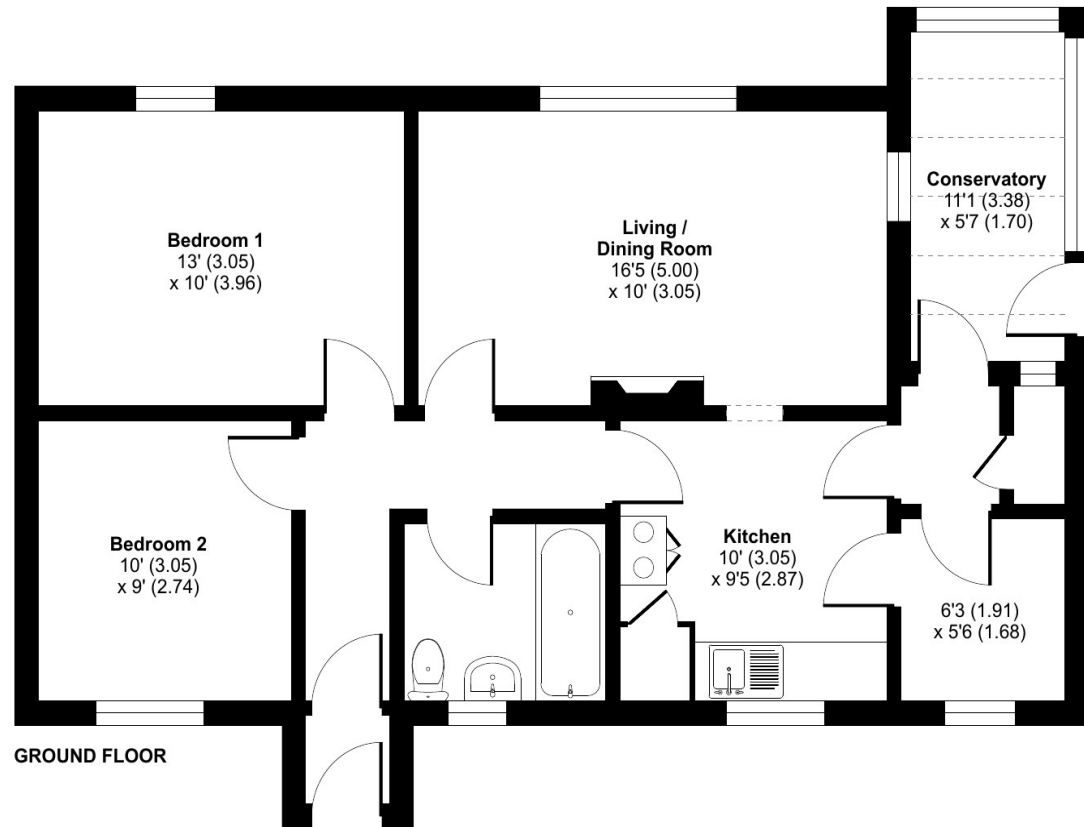




Cutting Hill, Hungerford, RG17

Approximate Area = 755 sq ft / 70.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Russell Marshall Estate Agents. REF: 1100581



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Services

Services TBC

Council Tax Band: D

What 3 Words Location: ///share.community.shall



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