

**7 ELM VIEW  
HUNGERFORD**



**Russell Marshall**  
Estate Agents

## 7 Elm View

Church Lane, Hungerford, Berkshire, RG17 0HX

Guide Price £450,000

Two minute walk to Hungerford High Street

Hungerford railway station approximately 10 minutes with links to London Paddington (approximately 1 Hour) and the West Country

Newbury approximately 8 miles

- Freehold
- End Terrace Cottage
- Situated In The Croft Just Moments From The High Street
- Beautifully Upgraded and Renovated
- Entrance Hall
- Sitting Room With Feature Fireplace
- Kitchen/Dining Room
- Utility Room
- Cloakroom/W.C.
- Two Bedrooms
- Fabulous New Bathroom Boasting Roll Top Bath And Shower Cubicle
- Gas Central Heating With Newly Installed Gas Boiler
- Double Glazing
- Wonderful Gardens To Both Front And Rear
- New Garden Room/Home Office/ Studio



### 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 charming end of terrace cottage quietly situated in The Croft, just a few moments walk from the High Street and equally close to the Kennet and Avon canal and Freemans marsh.

This lovely home retains immense character and has been beautifully upgraded by the current owner.

The accommodation includes a comfortable Sitting room with a fireplace and a wonderful open plan Kitchen/Dining room with painted finish cabinets complimented by woodblock work surfaces and a traditional butlers sink. A useful Utility room and a Cloakroom/W.C. complete the ground floor.

The staircase rises from the dining room to the first floor where two generous sized Bedrooms are served by a fabulous new Bathroom boasting a roll top bath and separate shower cubicle.

Double glazing and gas central heating keep the cottage warm and cosy.

In all, a very special home in arguably the most sought after location in Hungerford.









### Outside

The front garden has been professionally landscaped with flagstone paving and patio area flanked by well stocked flower and shrub borders.

The pretty rear garden is equally impressive and within the garden is a newly installed Garden room which could make an ideal home Office or Studio. There is also a circular patio area and neatly tended lawn.

Note: Shared access pathway's cross both the front and rear garden.





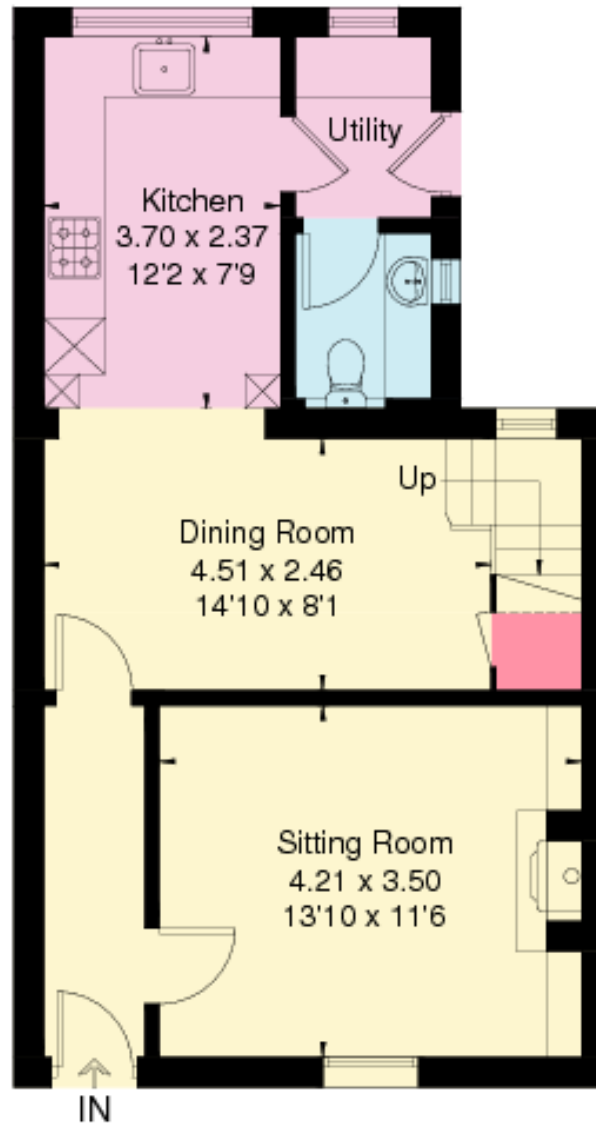
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87 B
69-80	<b>C</b>		
55-68	<b>D</b>	67 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Services

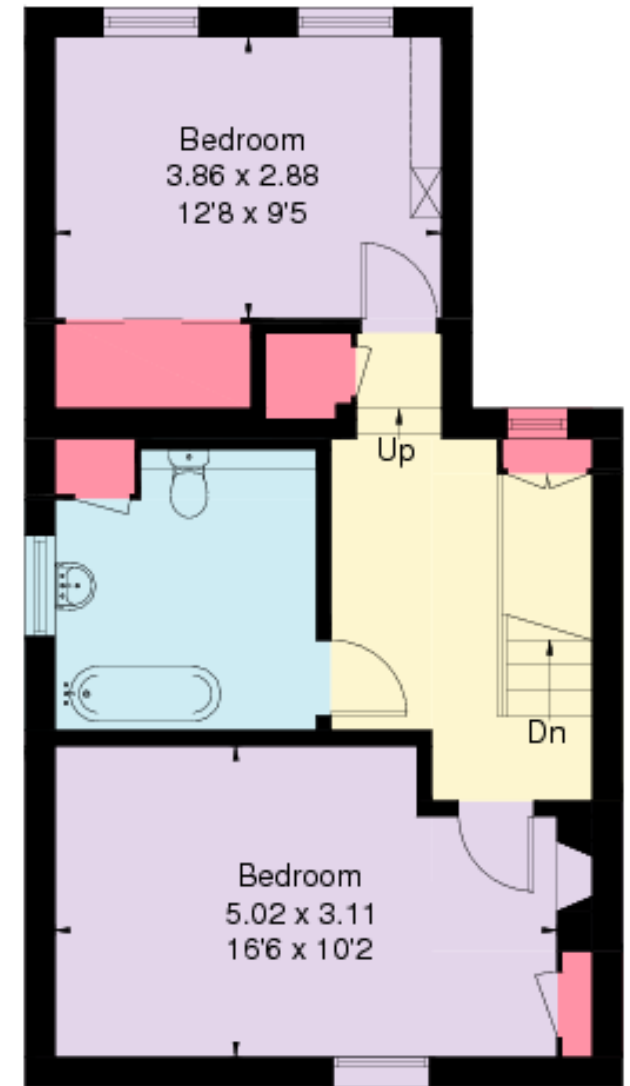
Mains Gas  
 Mains Water & Drainage  
 Mains Electricity

Council Tax Band: C

What 3 Words Location: [///browser.likening.soil](http://browser.likening.soil)



Ground Floor



First Floor



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