



3 LEVERTON
HUNGERFORD

Russell Marshall
Estate Agents

3 Leverton

Hungerford, Berkshire, RG17 0TA

Guide Price £325,000

Approximately 1.8 Miles to Hungerford
Railway Station

Approximately 3 Miles to M4 J14

Approximately 9 Miles to Newbury

- Freehold
- Thatched "Pepperpot" Cottage
- Grade II Listed
- Period Features
- Wonderful Semi-Rural Location
- Sitting Room With Fireplace and Exposed Beams
- Kitchen
- Store Room
- Ground Floor Bathroom
- Two Bedrooms
- Electric Heating
- Lovely Mature Garden Extending Over 100' in Length
- Views Over Farmland
- Situated in a Pretty Hamlet Approximately Ten Minutes Drive From Hungerford
- Close to Countryside Walks
- No Onward Chain



Situation

Leverton is a pretty Hamlet on the Berkshire/Wiltshire border approximately 1.5 miles from Hungerford. 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 “Pepperpot” thatched cottage quietly situated in a pretty Hamlet.

This lovely Home retains immense character including an open fireplace and original exposed beams.

On the ground floor there is a good sized Sitting room, a well appointed Kitchen and a useful Store room.

The family Bathroom completes the ground floor.

Upstairs, there are two comfortable Bedrooms.

The cottage is offered for sale with no onward chain.

Outside

The cottage is situated in an unadopted lane with space to park outside.

At the rear there is a delightful garden extending over 100’ in length. The garden includes expansive lawns interspersed with mature shrubs and plants and backs onto farmland.

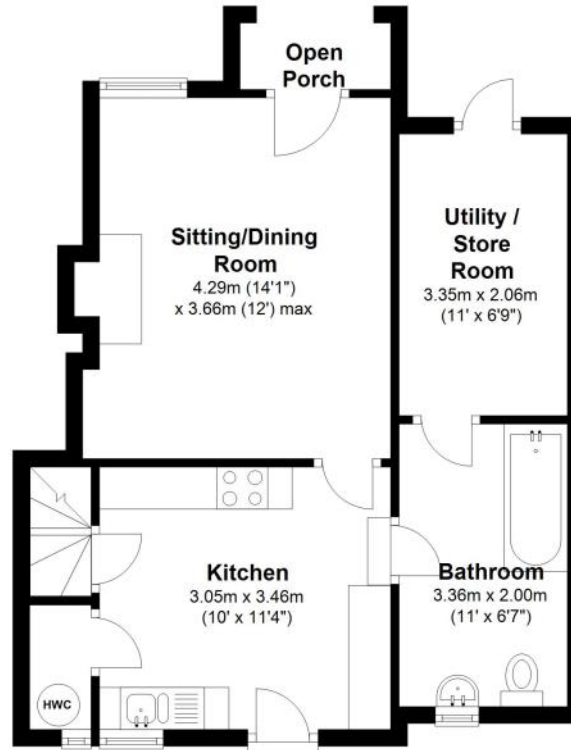






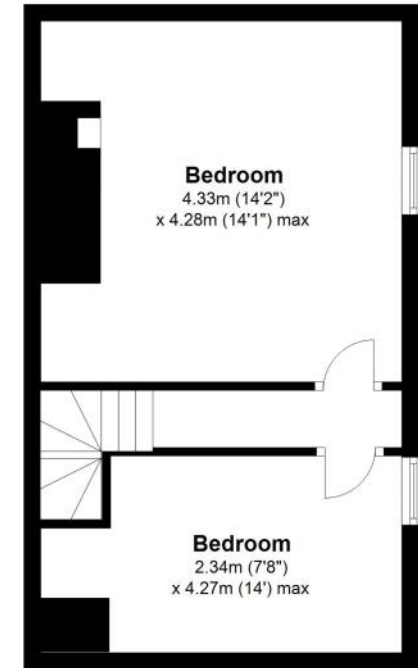
Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



Total area: approx. 76.9 sq. metres (828.0 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.

Plan produced using PlanUp.

3 Leverton, Hungerford

Services

Mains Electricity

Private Water & Drainage

Council Tax Band: D

What 3 Words Location: ///short.warping.mango

Russell Marshall
Estate Agents

01488 686867

www.russell-marshall.co.uk
19 High Street
Hungerford, Berkshire, RG17 0NL

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.