

**4 LEVERTON  
HUNGERFORD**



**Russell Marshall**  
Estate Agents

## 4 Leverton

Hungerford, Berkshire, RG17 0TA

Guide Price £350,000

Approximately 1.8 Miles to Hungerford  
Railway Station

Approximately 3 Miles to M4 J14

Approximately 9 Miles to Newbury

- Freehold
- Pretty Thatched "Pepperpot" Cottage
- Grade II Listed
- Entrance Porch
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Bathroom
- Two Bedrooms
- Lovely Garden Extending Approximately  
100' In Length
- Views Over Farmland
- Situated In A Pretty Hamlet Just Ten  
Minutes Drive From Hungerford
- No Onward Chain



### 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 “Pepperpot” Cottage in a wonderful semi-rural setting with views over farmland.

This lovely home retains immense character and is offered for sale chain free.

The accommodation includes a Sitting room with an open fireplace and exposed beams, a stylish Kitchen and a modern Bathroom. A useful Utility room completes the ground floor.

Upstairs, there are two comfortable Bedrooms.

In all, a very special cottage with a welcoming atmosphere.

### **Outside**

The cottage sits in a quiet unadopted lane with very little passing traffic.

At the rear the pretty garden extends approximately 100’ in length and includes a well tended lawn flanked by mature hedging. At the far end of the garden there is a greenhouse and a patio area.

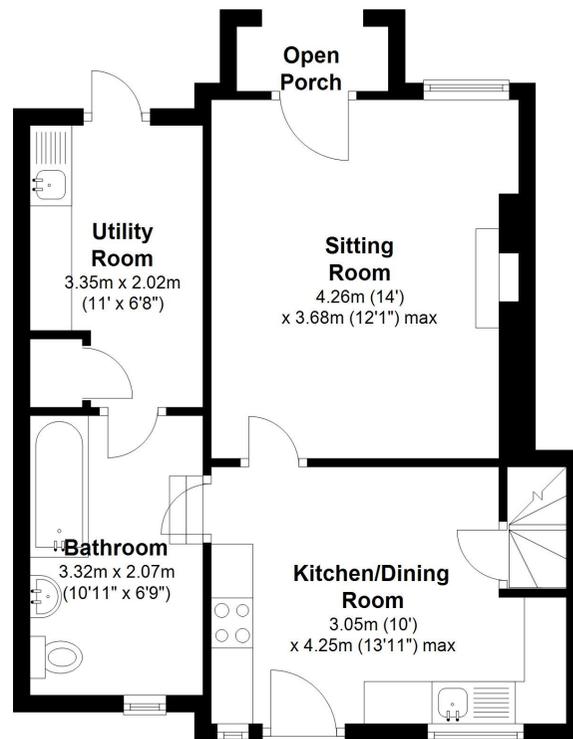






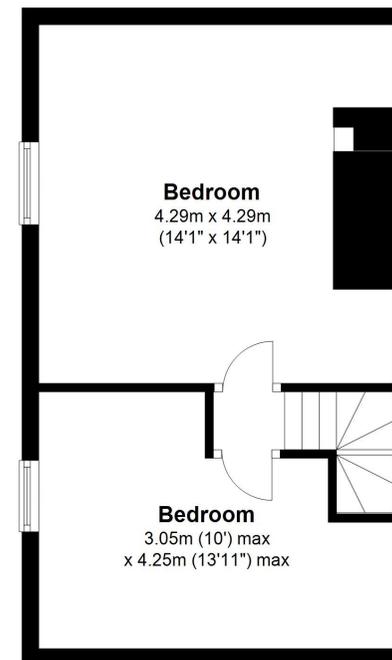
### Ground Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



### First Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



Total area: approx. 77.0 sq. metres (829.2 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.

### 4 Leverton, Hungerford

#### Services

Mains Electricity

Private Water & Drainage

Council Tax Band: D

What 3 Words Location: [///likewise.agenda.built](http://likewise.agenda.built)

**Russell Marshall**  
Estate Agents

**01488 686867**

[www.russell-marshall.co.uk](http://www.russell-marshall.co.uk)  
[Sales@russell-marshall.co.uk](mailto:Sales@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.