

**10 DOWNVIEW  
HUNGERFORD**



**Russell Marshall**  
Estate Agents



## 10 Downview

Hungerford, Berkshire, RG17 0ED

Guide Price £399,950

Approximately 0.3 Miles to Hungerford  
Railway Station

Approximately 8.3 Miles to Newbury

Approximately 3.5 Miles to M4 J14

- Freehold
- Situated On Hungerford Portdown Common
- End Terrace Cottage
- Three Floors
- Entrance Porch
- Open Plan Kitchen/Dining Room
- First Floor Sitting Room
- Two Bedrooms
- (Flying Freehold, Please Ask Agent For Details)
- Fabulous Re-Fitted Bathroom
- Double Glazing
- Gas Central Heating
- Pretty Garden
- Glorious Views Over The Common
- 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 beautifully presented period house occupying a wonderful location on the edge of Hungerford Portdown Common and just a stones throw from the popular Downgate Pub.

Arranged over three floors the accommodation includes a bespoke Kitchen/Breakfast room boasting painted finished cabinets complimented by sleek corian work surfaces. This light and airy dual aspect room offers plenty of space for a dining table and has a door leading onto the pretty rear garden.

On the first floor there is a comfortable Sitting room with glorious views across the common. There is also a sumptuous modern Bathroom which includes a shower above the bath.

A further staircase rises to the top floor where there are two double Bedrooms, both with lovely views and one with a feature fireplace. (Please note one of the Bedrooms forms a flying freehold).

Gas central heating and double glazed wooden framed windows are the finishing to this very special home.

### **Outside**

At the front of the house there is a small garden enclosed by neat picket fencing, just tall enough to deter the Hungerford Common cows from eating the flowers.

To the rear of the house there is a lovely landscaped garden with a variety of mature shrubs and plants and a summer house.

### **Note:**

There is a shared access path crossing the garden.















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

#### Services

Mains Water & Drainage

Mains Gas

Mains Electricity

Council Tax Band: C

What 3 Words Location: ///trainers.relegate.relaxing

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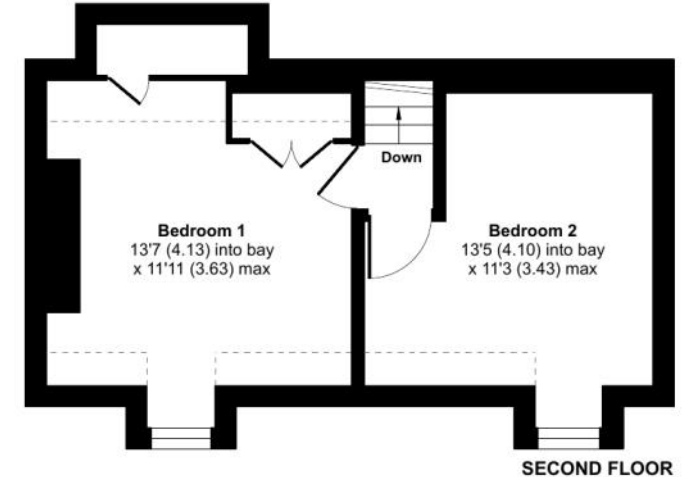
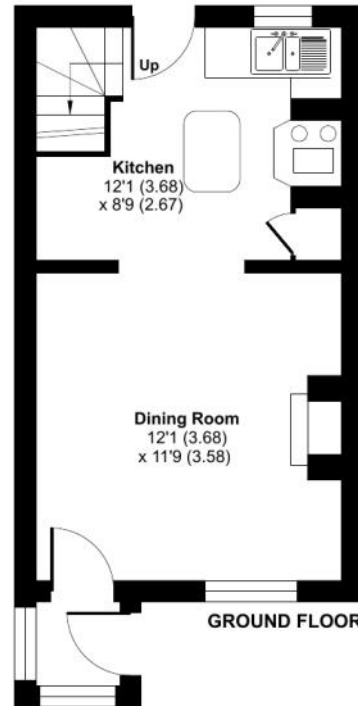
## Down View, Park Street, Hungerford, RG17

Approximate Area = 777 sq ft / 72.1 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Total = 830 sq ft / 77 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Russel Marshall. REF: 1330462



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