

**5 JETHRO TULL LANE
HUNGERFORD**



Russell Marshall
Estate Agents

5 Jethro Tull Lane Hungerford, Berkshire, RG17 0UH

£899,950

Approximately 1 Mile to Hungerford
Railway Station

Approximately 9.3 Miles to Newbury

Approximately 4 Miles to M4 J14

- Freehold
- Detached House
- Prime Location
- Entrance Hall
- Drawing Room With Feature Fireplace
- Fabulous Kitchen/Dining Room
- Study
- Utility Room
- Cloakroom/W.C.
- Five Bedrooms
- Family Bathroom
- Two En-Suite Shower Rooms
- Balcony
- Double Garage
- E.V. Charging Point
- Gas Central Heating
- Superbly Maintained Throughout
- Beautifully Landscaped Garden



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 fabulous detached house occupying a prime position on the prestigious Lancaster Park development, just ten minutes walk from Hungerford Town Centre.

This beautifully maintained home was built and finished to an exceptionally high standard around four years ago and has been further enhanced by the current owners.

Visitors are greeted in a spacious hallway which in turn leads to all the principal ground floor rooms and has a rather grand staircase rising to the first floor.

The accommodation includes a Drawing room with a fireplace housing an electric log burning stove, a separate Study and a useful Utility room.

The Jewel in the crown of this home is undoubtedly the magnificent Kitchen/Dining room which spans the full width of the rear of the house and boasts two pairs of French doors that link seamlessly to the patio and rear garden. This bright and airy room has stylish cabinets complimented by sleek Corian work surfaces and high end integrated appliances. Gorgeous herringbone flooring extends through from the Kitchen into a Dining space and Living area giving the room a very contemporary feel.

Upstairs, the galleried landing has doors onto a lovely balcony which enjoys far reaching views towards countryside. In all there are five well proportioned Bedrooms served by a sumptuous family Bathroom and two equally luxurious en-suite Shower rooms.

Subtle décor tones and high quality carpets and floor coverings are the finishing touch to this very special home.









Outside

The house stands in an excellent plot on the fringe of the development.

A good sized driveway leads to the detached double garage with twin up and over doors, power and light.

The front garden itself is laid neatly to lawn with established shrub borders.

At the rear of the house there is an attractive patio and sun terrace and a well tended lawn flanked by stocked flower and shrub borders.





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

Mains Gas

Mains Electricity

Mains Water & Drainage

Council Tax Band: G

What 3 Words Location: ///twisty.torso.tries

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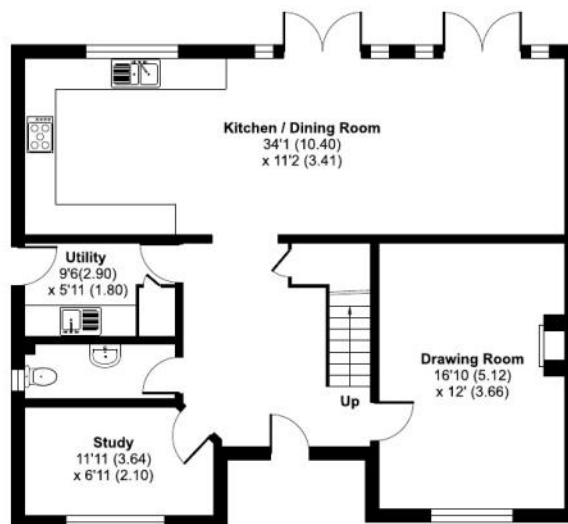
Jethro Tull Lane, Hungerford, RG17

Approximate Area = 1872 sq ft / 173.9 sq m

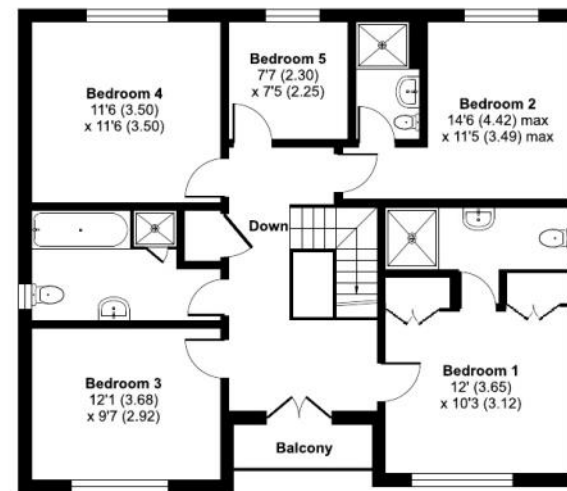
Garage = 402 sq ft / 37.3 sq m

Total = 2274 sq ft / 211.2 sq m

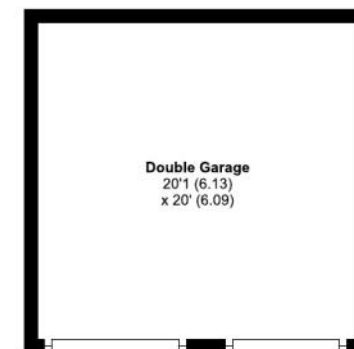
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Double Garage
20'1 (6.13)
x 20' (6.09)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Russel Marshall. REF: 1359070



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