

**38 CHURCH STREET
HUNGERFORD**



Russell Marshall
Estate Agents

38 Church Street

Hungerford, Berkshire, RG17 0JH

Guide Price £625,000

Approximately 6 minute walk to Hungerford Railway Station and a 3 minute walk to the High Street

Approximately 8.6 Miles to Newbury

Approximately 3.3 Miles to M4 J14

- Freehold
- End Terrace Cottage
- Beautifully Rebuilt within the last 10 years
- Entrance Hall
- Study
- W.C.
- Fabulous Open Plan Living Room, Kitchen and Dining space
- Utility Room With appliances
- Three Bedrooms
- Wonderful Mezzanine Principal Bedroom
- Sumptuous Shower Room
- Lovely South Facing Landscaped Garden
- Sheltered Outdoor Entertaining Area
- Detached Cabin/Garden Room
- Garage
- Gas Fired Underfloor Heating
- MVHR Installed
- Cat 6 Cabling Throughout The House and also the Garden Room
- Gigaclear Superfast Broadband
- EPC Energy Rating B
- Water Softener
- Metal/Zinc Roof



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 wonderful rebuilt cottage located in the heart of Hungerford, just a stones throw from the Town Centre and a few moments walk from The Croft and the Kennet & Avon Canal.

This lovely home has been beautifully rebuilt and extended to create a very special property combining some quite stunning architectural design with great attention to detail.

Visitors are greeted in a spacious hallway the centre piece of which is the gorgeous spiral staircase rising to the first floor.

The hallway leads to a useful Study, a W.C. and the principal Living area. The jewel in the crown of this home is undoubtedly the magnificent open plan living space which enjoys excellent natural light from the tall mezzanine ceiling and bi-fold doors which connect seamlessly to the garden.

The comfortable Sitting room has a more cosy atmosphere with subtle lighting, a feature electric fireplace and Artisan tiled flooring which extends through to the Kitchen and Dining area.

The modern high quality Kitchen includes a large island unit, sleek quartz work surfaces, and numerous integrated appliances in addition to a boiling water tap so you need never wait for the kettle. There is plenty of space for a Dining table and finally a useful Utility room with appliance completes the ground floor.

Upstairs, there are three Bedrooms served by a luxurious shower room. The fabulous main Bedroom is particularly impressive with its bespoke glass balcony and twin Velux windows giving this mezzanine room a wonderfully contemporary feel.

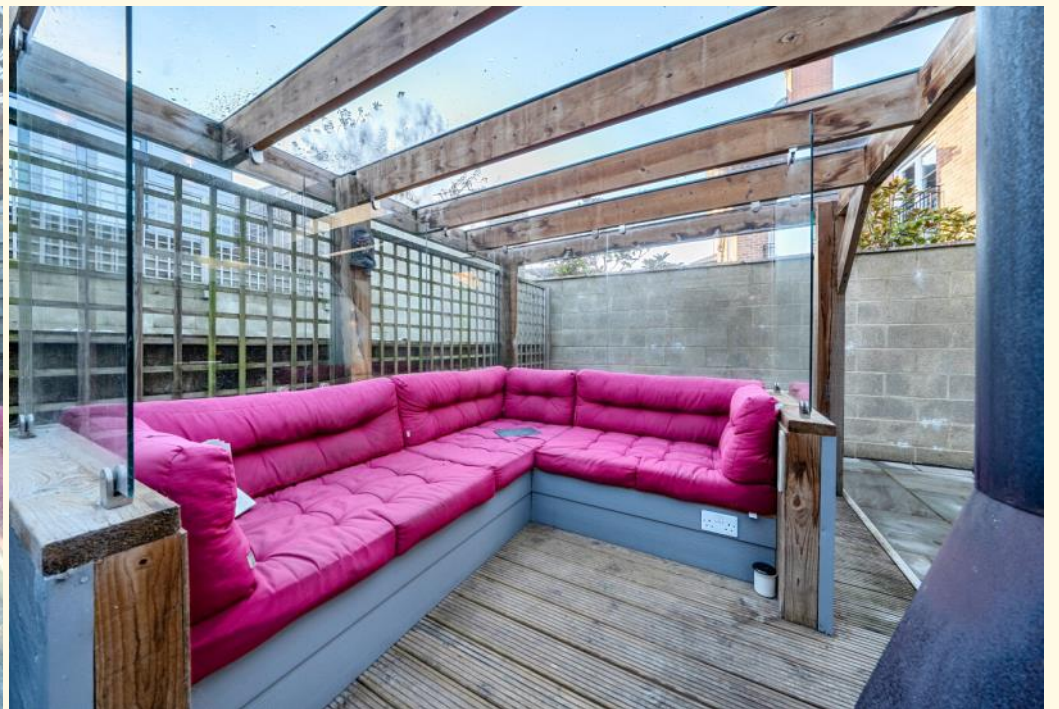
Of special note, when the property was rebuilt in 2017 it was constructed with energy efficiency and low maintenance in mind. By using timber frame and SIPs construction method along with underfloor heating and a MVHR system to achieve its high EPC grade. There is also superfast broadband connected to the property and cat 6 cabling throughout the house and garden room.

Outside

The professionally landscaped low maintenance rear garden enjoys a sheltered yet southerly aspect and includes a very well designed outdoor entertaining area beneath a glazed pergola with a wood burner for those chilly evenings.

There is a neat artificial lawn and steps rise to a timber built garden room which currently serves as a hobbies/TV room. At the far end of the garden there is a valuable garage which is approached via an access lane at the rear.







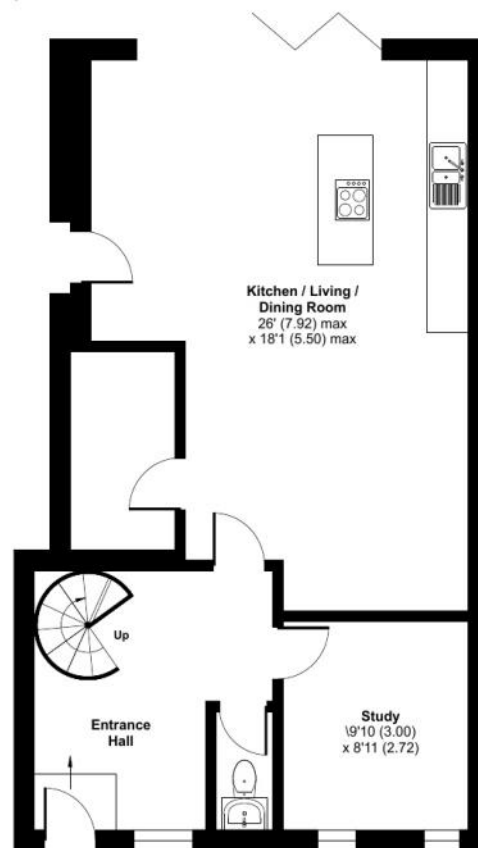
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

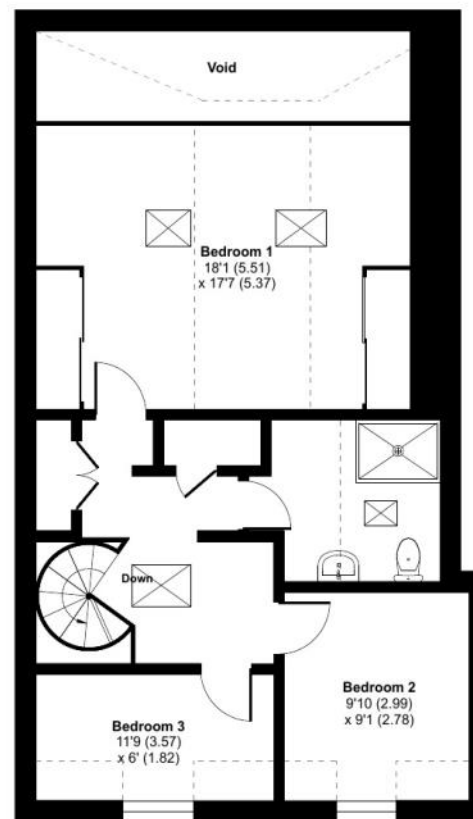
Mains Gas
Mains Water & Drainage
Mains Electricity

Council Tax Band: D

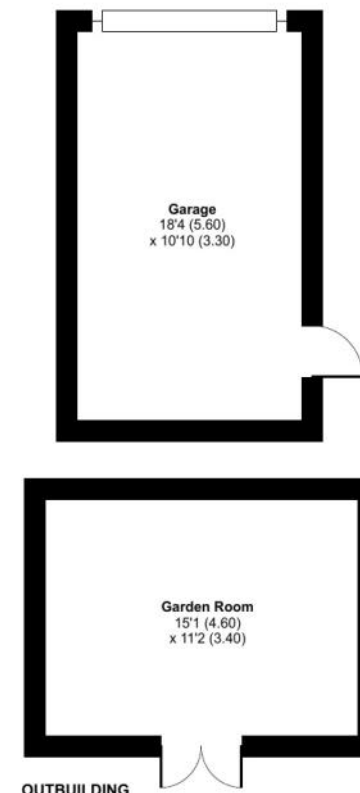
What 3 Words Location: ///dote.hotel.sensual



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Church Street, Hungerford, RG17

Approximate Area = 1082 sq ft / 100.5 sq m (excludes void)

Limited Use Area(s) = 238 sq ft / 22.1 sq m

Garage = 199 sq ft / 18.4 sq m

Outbuilding = 168 sq ft / 15.6 sq m

Total = 1687 sq ft / 156.6 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). © nldhecom 2025. REF: 1384747

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