



KAI CARTER
ESTATES

1 BEACON RISE

HUNGERFORD | BERKSHIRE

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AN IMMACULATELY PRESENTED HOME ON THIS QUIET, FRIENDLY ESTATE A SHORT WALK FROM HUNGERFORD TOWN CENTRE. WITH FOUR DOUBLE BEDROOMS AND 2 TO 3 RECEPTION ROOMS, THIS HOME HAS WELL BALANCED ACCOMMODATION FOR FAMILIES AND DOWNSIZERS IN A CONVENIENT LOCATION.

Immaculately presented | 4 double bedrooms

2 bathrooms | 2 living rooms | Quiet location

Friendly estate | 0.5 miles to town centre | EPC rating B | No chain

This Bewley home was built in 2022, with 8 years remaining on the NHBC. Bewley Homes are known for their quality builds and thoughtful design, which is evident in this lovely family home.



The wide entrance hall connects all the reception rooms. Spanning the back of the house there's a kitchen, living, dining area with French doors opening on to the stone patio and garden beyond. The kitchen has fitted appliances and a Cordon Bleu kitchen. The dining, living area has plenty of space for a dining table and sofa area, making this an ideal 'day room' for a family.

The large sitting room overlooks the front garden bordered by a hedge for privacy, making this a wonderfully quiet corner of the house.

The office is a lovely bright room overlooking the front. Completing the ground floor there's a utility room with access to the driveway, and a w.c.





The four bedrooms are all doubles, which is a rarity in a newer home and provides the benefit of space for children to have a bed, desk and chair/sofa in their own rooms.

The main bedroom has an en-suite shower room and built-in wardrobes. Three further bedrooms are all doubles, sharing a family bathroom with shower over bath.



The back garden has a balance of patio areas and lawn with a covered Eden veranda outside the rear French doors. There's a large shed and access to the driveway. The garden is enclosed, so it is safe for children and pets to play.

The front garden is laid to lawn and positioned at the end of a spur from the road, so there is no passing traffic.

The garage is a wide, long single garage that can fit an SUV with space for shelving at the end. There's a roll-up electric doors with remote controls. In front of the garage there's space for 3 cars.



SELLER INSIGHT

This house stood out to me for its garden, it's a good size for a new build. The reception space is great too – I didn't need 4 bedrooms really but I do like the feeling of space, and this has it.

The rooms are all generous and very bright so it has a wonderful feeling of calm and is perfect for entertaining – there's always plenty of space for us all. I spend a lot of time in the kitchen, living area, it's a lovely sociable space and I like the garden view.

The quiet location had real appeal to me. I'm away from the road so there's no traffic noise. I have a lovely outlook from the sitting room so it's very private even though I've got houses around me.

The house has been built to a high standard so it still feels like a new house and it's very easy to keep clean. It's quite low maintenance really and very practical.

The neighbours are all very nice, I've got to know those around me and see others walking around the estate and playing in the children's play area, it has a lovely community feel.

We're surrounded by countryside here with some fantastic walks. My favourite walk goes over to

The Fox Inn at Tangley about 7 miles away, they do fantastic authentic Thai food there. He has a stand at the Wednesday market in Hungerford and there's always a queue, well worth a try. The market is great, I buy veg, fruit and bread there and it's well attended.

By foot Hungerford town centre is half a mile away, I like The Plume pub and also The Tavern by the train station for drinks and a game of pool. The Downgate by Hungerford Park does a brilliant Sunday roast, as does The Plough at Eastbury. We're spoiled for choice around here really.

Newbury is only 15 minutes away, if I'm going out for drinks I get the train which runs every half hour so it's pretty easy to get around from here, whether you drive or not. Marlborough is just over 15 minutes away and very good for independent shops, Andover is half an hour away and great for supermarkets and retail parks.



THE LOCATION

Hungerford is an historic market town in the North Wessex Downs of West Berkshire. Named as the best town to live in Berkshire in 2021*, the pretty town centre is well known for its antique shops and fairs, boutiques, markets and friendly community.

The Kennet and Avon canal meanders through the town offering beautiful waterside walks. There's a great choice of restaurants and cafes for formal and informal dining along with a local theatre with a regular program for all ages.

Most of the shops are independent traders selling a great choice of clothes, gifts, food, jewellery and antiques, attracting day visitors for its pretty period properties and friendly atmosphere.

Hungerford hosts regular markets selling fresh produce, textiles, gifts and antiques. The Victorian Christmas Fair is very popular along with the

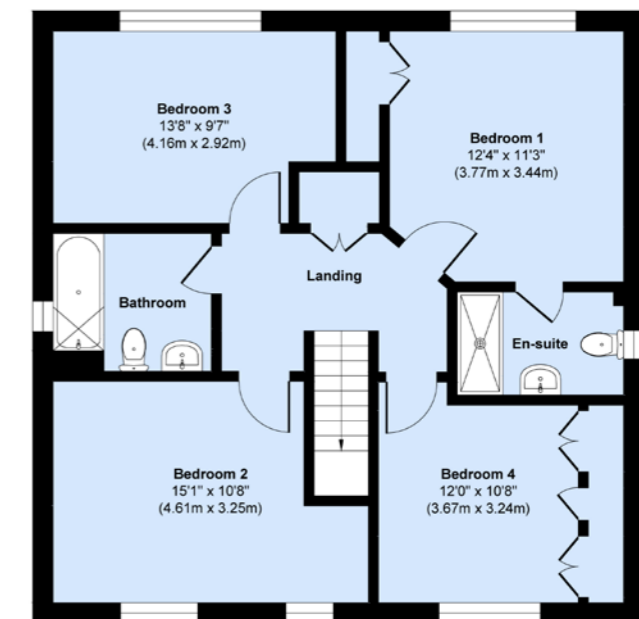
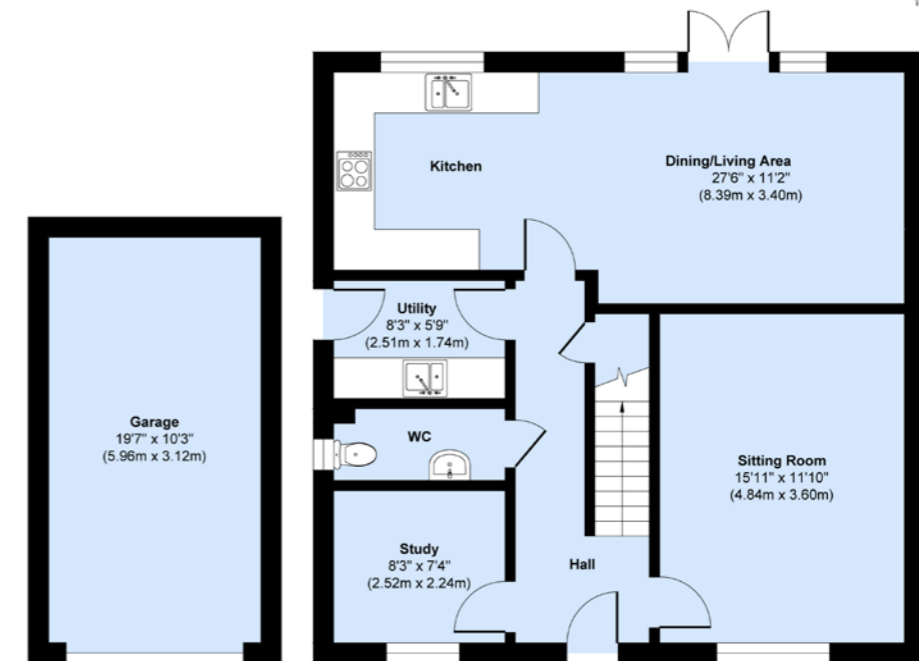
Hocktide and Tutti Day festivities, it's believed Hungerford is one of the last villages to follow these traditions!

Beyond Hungerford, the towns of Newbury to the east, Marlborough to the west and Andover to the south provide an excellent choice for shopping, dining and recreation.

TRANSPORT LINKS

- A4: 1.3 miles – 4 minutes
- M4: 4 miles – 10 minutes
- A34: 8 miles – 13 minutes

FLOOR PLAN



Approximate Gross Internal Floor Area = 1728 sq.ft / 160.52 sq.m

EPC Rating: B

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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