

**3 KENNEDY MEADOW  
HUNGERFORD**



**Russell Marshall**  
Estate Agents

Approximately 1 Miles to Hungerford Railway Station

Approximately 9.2 Miles to Newbury

Approximately 4 Miles to M4 J14

- Freehold
- Detached House
- Prime Location
- Entrance Hall
- Cloakroom/W.C.
- Kitchen/Dining Room
- Sitting Room
- Study
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Lovely Garden
- Garage
- Driveway
- Gas Central Heating
- Double Glazing



#### 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 detached house situated in a highly sought after residential area.

This lovely home has been superbly upgraded and maintained and offers well designed living space over two floors.

On the ground floor there is a welcoming entrance hall which leads through to a comfortable Sitting room with a log burner and in turn a Study/Home Office.

The light and airy double aspect Kitchen/Dining room boasts sleek painted finish cabinets and integrated appliances. Attractive tiled flooring extends through the Kitchen and links seamlessly to the Dining area.

A Cloakroom/W.C. completes the ground floor.

Upstairs, the galleried landing leads to four generous sized Bedrooms which are served by a high quality en suite Shower room and an equally impressive family Bathroom.

Gas central heating and double glazing are the finishing touch to this very special home.









### Outside

At the front of the house there is a neatly lawned garden flanked by mature shrubs and hedging. The extra wide driveway offers parking space for several vehicles and access to the single integral garage. A side pathway provides access to the rear garden.

The pretty rear garden includes a paved sun terrace leading to a well tended lawn with established flower and shrub borders and ornamental trees.

The garden enjoys a good degree of seclusion and is enclosed by an attractive brick wall and panel fencing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Services

Mains Gas  
Mains Electricity  
Mains Water & Drainage

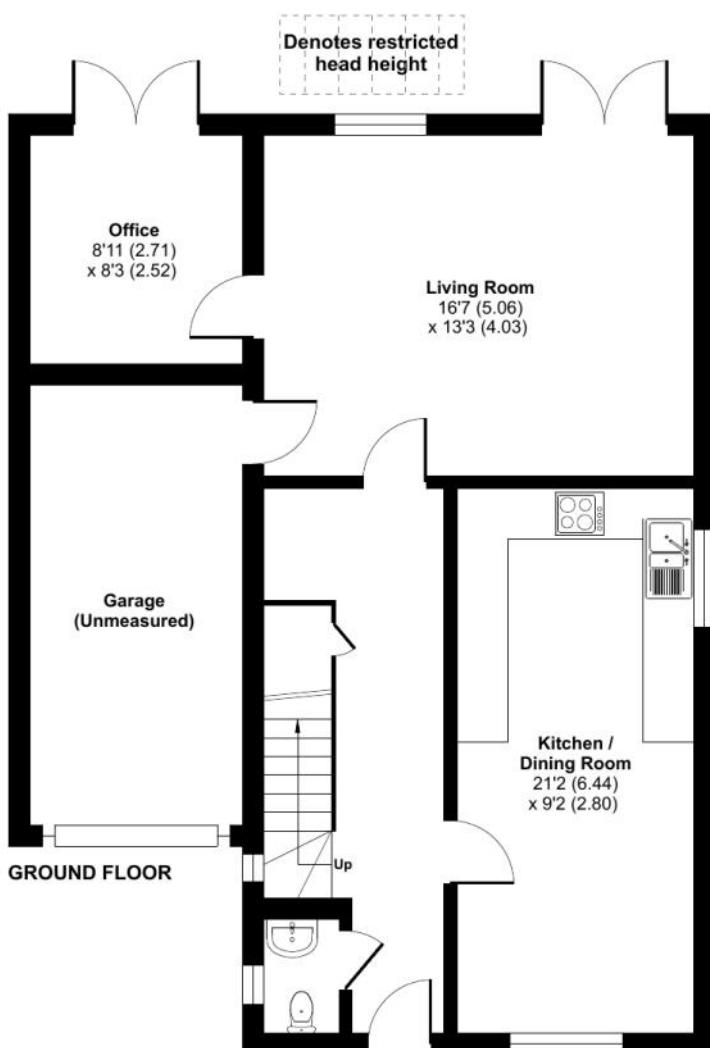
Council Tax Band: F

What 3 Words Location: //rigs.himself.herbs

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025.  
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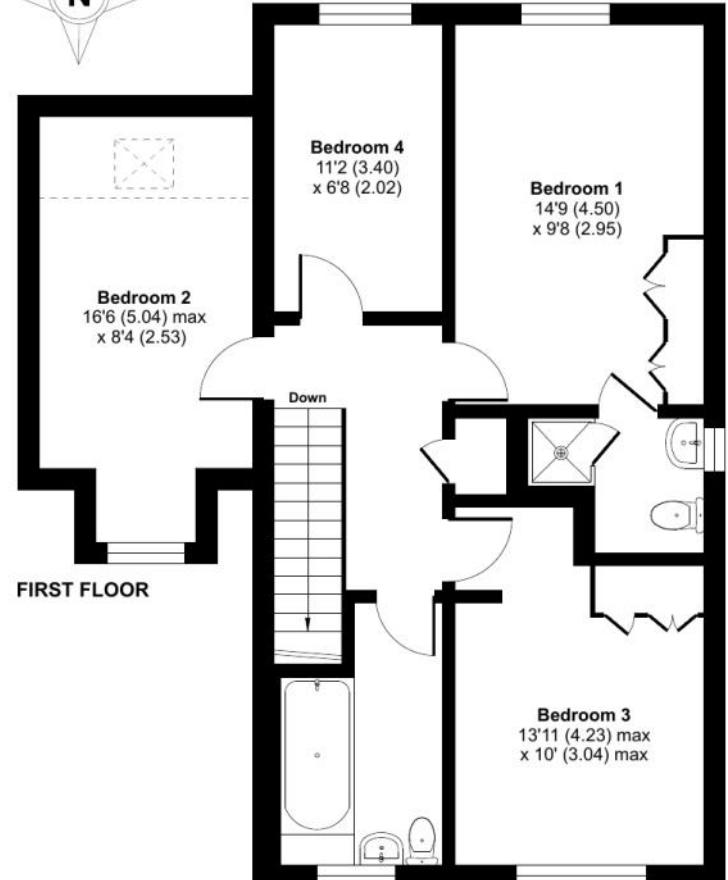
## Kennedy Meadow, Hungerford, RG17

Approximate Area = 1312 sq ft / 121.8 sq m (excludes garage)

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Total = 1341 sq ft / 124.4 sq m

For identification only - Not to scale



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