

**MILL HATCH
HUNGERFORD**



Marshall
Estate Agents

Mill Hatch

7A Bridge Street Hungerford, RG17 0EH

Guide Price £595,000

Approximately 8 Miles to Newbury

Approximately 3 Miles to M4 J14

Approximately 9 Miles to Marlborough

- Freehold
- Attached House
- Prime Central Hungerford
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Cloak/Shower Room
- Three/Four Bedrooms
- Plus Attic Room
- Family Bathroom
- Wonderful Double Aspect
- Master Bedroom and Dressing Room/Fourth Bedroom
- Double Glazing
- Gas Central Heating
- Stunning Riverside Gardens



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

Mill Hatch is a handsome character house occupying a prime central Hungerford location and with stunning riverside gardens. This very special home was built in the 1930's on the site of the original Town Mill.

The accommodation is arranged over three floors and includes a Sitting Room with an open fireplace, a bright and airy Dining Room with a door opening onto the garden and a well appointed Kitchen with lovely views over the river and mill hatch. A Cloakroom/Shower Room completes the ground floor.

Upstairs, there are three/four comfortable Bedrooms on the first floor served by a family Bathroom.

The double aspect master Bedroom Suite is a particular feature and includes a separate Dressing Room/Lounge Area.

A further staircase rises to a spacious attic room which has potential to be a fifth bedroom suite or an ideal home office.

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







Outside

At the rear of the house there is a delightful riverside garden which includes a patio area, lawn and established borders. This tranquil space has a lovely atmosphere with the hypnotic sound of the water tumbling over the mill hatch. The perfect spot for al-fresco-dining.

Parking

Residents can obtain parking permits from West Berks Council for approximately £30 per car, per annum, for two cars maximum. Guest parking can be arranged.

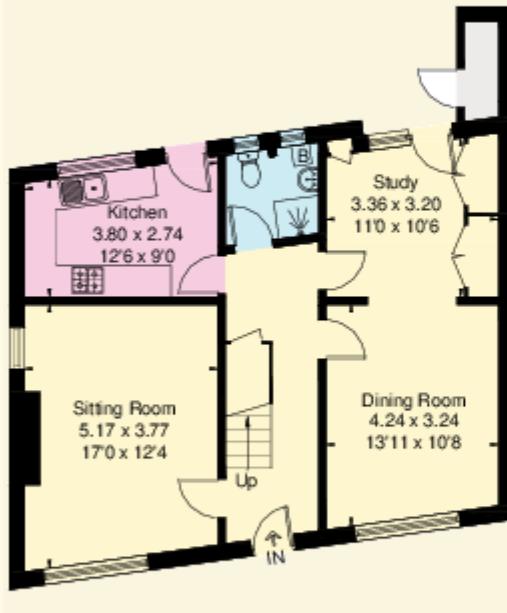




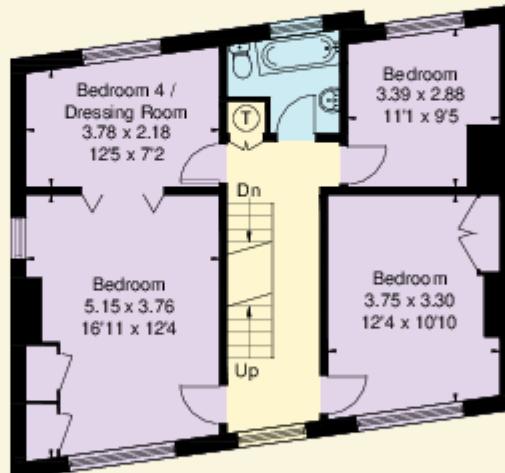
Approximate Area = 162 sq m / 1744 sq ft
Including Limited Use Area (5.5 sq m / 59 sq ft)



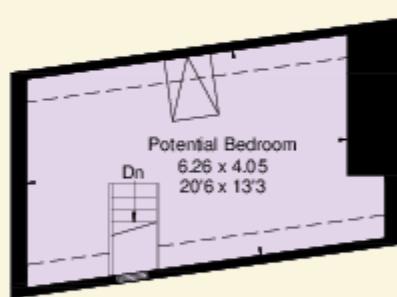
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Services

Mains Water & Drainage
Mains Gas
Mains Electricity

Council Tax Band: E

What 3 Words Location: //shave.lectured.garlic

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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