

**COUNTRYSIDE, SALISBURY ROAD  
HUNGERFORD**





## Countryside

13 Salisbury Road, Hungerford, Berkshire, RG17 0LG

£925,000

Approximately 0.8 Miles to  
Hungerford Railway Station

Approximately 9 Miles to Newbury

Approximately 4 Miles to M4 J14

- Freehold
- Detached House
- Entrance Hall
- Dining Room
- Drawing Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom/W.C
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Garage
- Wonderful Gardens in all approximately 0.26 Acres
- No Onward Chain



### 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**

Countryside is a handsome detached house occupying a wonderful position on the highly sought after Salisbury Road and standing in a lovely plot of around 0.26 Acres.

The house is believed to date from 1925 and has been sympathetically extended and upgraded over the years to create a lovely family house that successfully combines period charm with modern comforts.

The accommodation includes a bright and airy double aspect Drawing Room, a separate Dining Room and a high quality Kitchen/Breakfast Room with an adjoining Utility room. There is also a spacious Conservatory off the Sitting Room with direct access to the Sun Terrace and garden.

Upstairs, four Bedrooms are served by an En-Suite Shower Room and a family Bathroom. Tall ceilings and large windows give the house a welcoming atmosphere.















### Outside

At the front of the house a gateway opens onto the wide gravelled driveway which provides parking space for several vehicles and access to the integral single Garage.

The front garden is neatly lawned with established flower and shrub borders.

At the rear of the house the beautiful garden is the jewel in the crown of this property. A wide paved sun terrace overlooks expansive lawns interspersed with mature trees and shrubs and the garden offers a good degree of seclusion in addition to a sunny aspect.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	70 C
39-54	E		
21-38	F		
1-20	G		

#### Services

Mains Gas

Mains Electric

Mains Water & Drainage

Council Tax Band: F

What 3 Words Location: ///proved.gardens.bonus

## Salisbury Road, Hungerford, RG17

Approximate Area = 2161 sq ft / 200.7 sq m

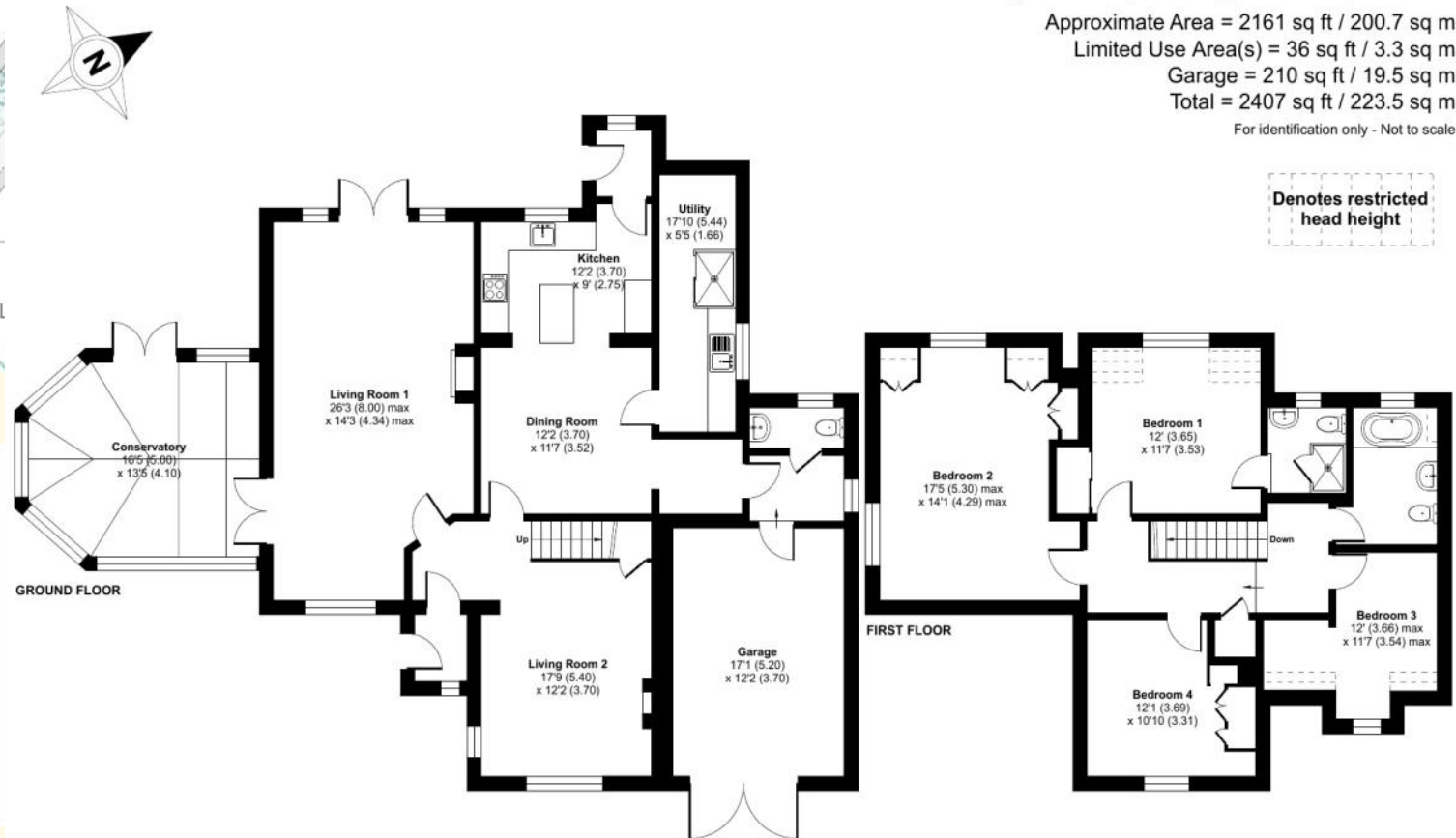
Limited Use Area(s) = 36 sq ft / 3.3 sq m

Garage = 210 sq ft / 19.5 sq m

Total = 2407 sq ft / 223.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.

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# Marshall

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