

39 HIGH STREET  
HUNGERFORD



**Marshall**  
Estate Agents

Approximately 0.3 Miles to Hungerford Railway Station

Approximately 8.6 Miles to Newbury

Approximately 3.3 Miles to M4 J14

- Freehold
- Grade II Listed Cottage
- Situated On Hungerford High Street
- Sitting Room With Log Burner
- Fabulous Re-Fitted Kitchen
- Wonderful Dining Room With Vaulted Ceiling
- Two Double Bedrooms
- Sumptuous Shower Room
- Pretty Courtyard Adjacent to the house
- Lovely Private Garden About 20 yards from the house
- Substantial summer house



#### 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 lovely Grade II Listed cottage situated on Hungerford's pretty tree lined High Street.

This very special home has been beautifully renovated and upgraded in recent years with great attention to detail.

The accommodation includes a comfortable Sitting room with a striking wood burner in the fireplace and bespoke fitted cabinets.

There is also a fabulous new Kitchen with painted finish units complimented by sleek work surfaces and a Belfast double sink.

Steps rise from the Kitchen to a wonderful Dining room with vaulted ceiling and French doors opening onto the courtyard.

Upstairs, two double Bedrooms are served by a sumptuous Shower room.

### Outside

There is a charming courtyard adjacent to the house and from here a pathway leads to the main garden area approximately 20 yards away. This area of the garden includes a large summer house and enjoys a good degree of seclusion.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

#### Services

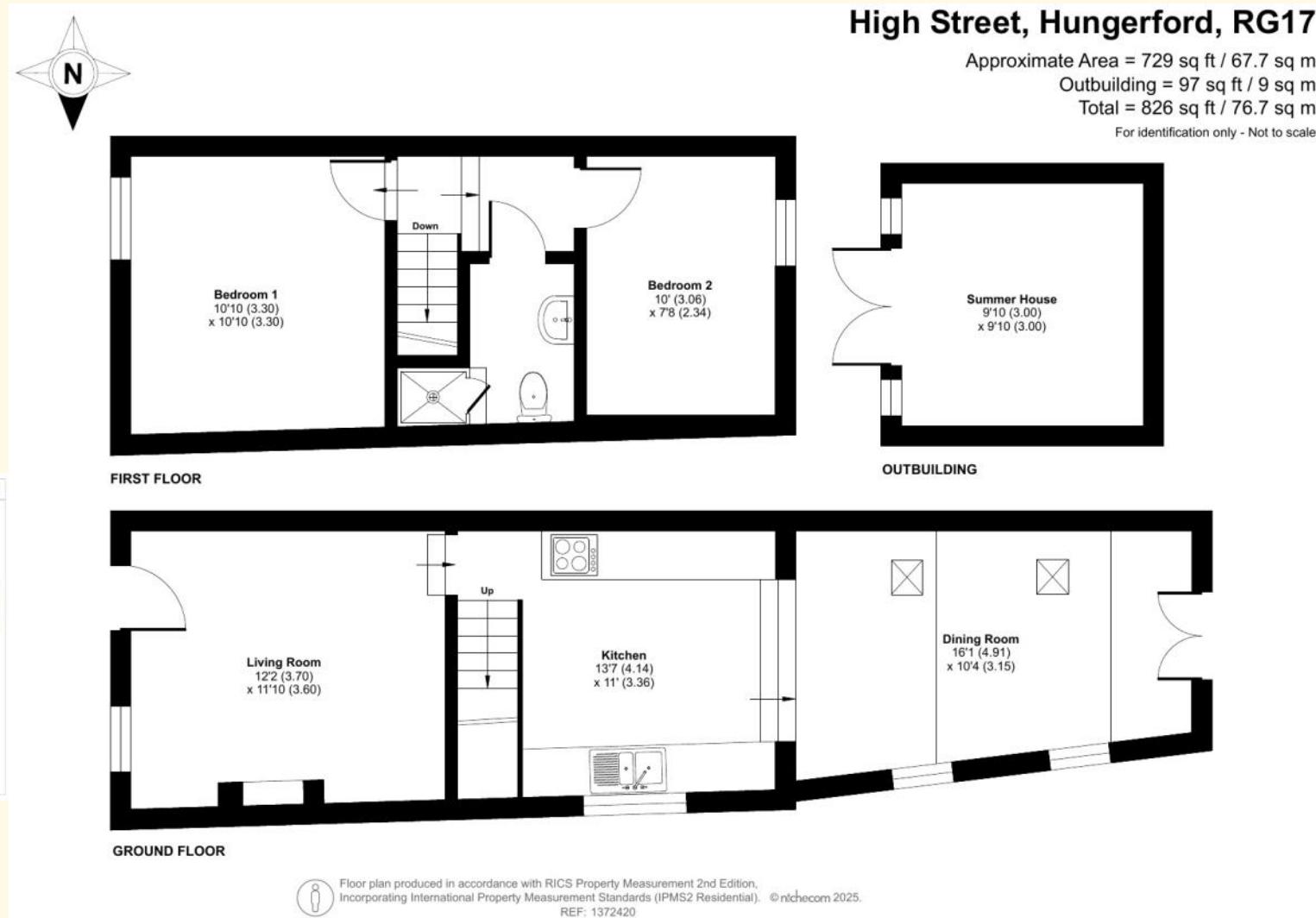
Mains Water & Drainage

Mains Gas

Mains Electricity

Council Tax Band: C

What 3 Words Location: //silks.mule.digitally



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