

**39 HIGH STREET
HUNGERFORD**



Marshall

Estate Agents

39 High Street Hungerford, Berkshire, RG17 0NF

Guide Price £375,000

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



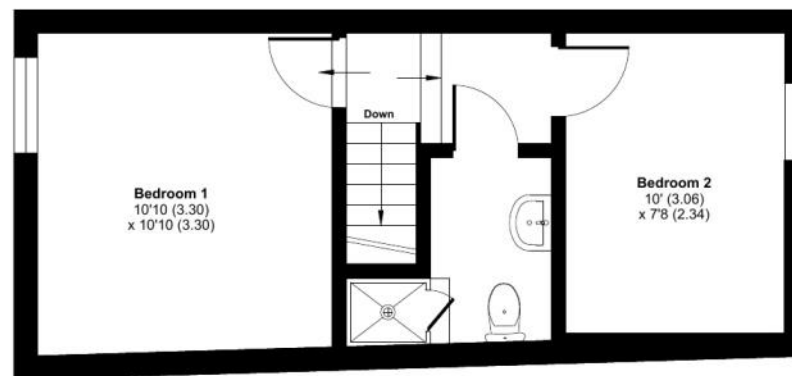
High Street, Hungerford, RG17

Approximate Area = 729 sq ft / 67.7 sq m

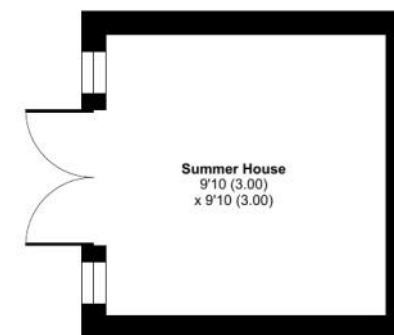
Outbuilding = 97 sq ft / 9 sq m

Total = 826 sq ft / 76.7 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. REF: 1372420

Marshall
Estate Agents

01488 686867

www.marshallestateagents.co.uk
sales@marshallestateagents.co.uk
19 High Street, Hungerford, Berkshire,
RG17 0NL

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property any appliances mentioned or general services and any intending purchase must rely upon an inspection of the property.