



The Cygnet House  
Hungerford, Berkshire



# The Cygnet House

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An attractive town house within walking distance of the High Street.

Sitting room | Dining room | Study | Kitchen/breakfast room | Office  
Garden room | Utility room | Cloakroom with Shower

Principal bedroom with dressing area and bathroom | Guest bedroom with bathroom  
Two further bedrooms and family bathroom

Double garage with room above

Delightful garden and private parking

Hungerford station 0.5 miles (London Paddington 60 minutes), M4 (J14) 3 miles,  
Marlborough 10 miles, Newbury 10 miles, Swindon 20 miles  
(Distances and times are approximate)



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## Situation

The Cygnet House is a wonderful family home situated on Park Street, a short walk from High Street and Hungerford Common.

Hungerford is a delightful market town with many antique shops and independent stores. The larger towns of Marlborough, Swindon and Newbury provide more extensive shopping and recreational facilities.

Communications are excellent with trains from Hungerford to London Paddington taking about 60 minutes; Junction 14 of the M4 is about 3 miles away.

There are a wide variety of popular state and independent schools nearby including John O'Gaunt, Thorngrove and St Gabriel's.

## For Sale Freehold

The Cygnet House is an exceptional town house dating from 1800s with later additions; it is not listed.

The accommodation has light rooms with good ceiling heights and includes a fantastic kitchen with Aga, island and door leading onto a sheltered terrace.

Steps from the kitchen lead to a garden room with lantern roof and office.

There are three reception rooms including a double aspect sitting room with gas fire and bay window. The dining room has a fireplace and two pairs of doors providing access to the terrace.

There are 4 bedrooms and three bathrooms on the first floor.

The pretty garden lies to the front of the house and includes a variety of shrubs and trees including sikoya and swamp cypress.

The property is approached via a pair of electric gates which leads to a gravel drive and double garage with room above.





## Accommodation

See floor plans.

## Services

Mains water, electricity and drainage.  
Gas heating and Aga. Underfloor heating in the kitchen and garden room.

## Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale buy may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

## Local Authority

West Berkshire District Council.  
Tel: 01635 42400.

## Council Tax

Band F

## EPC Rating

Band E

## Post Code

RG17 0EA

## Directions

From the High Street proceed up Park Street passing the pet shop on the right. The entrance gates for The Cygnet House will be found on the left hand side after a short distance.

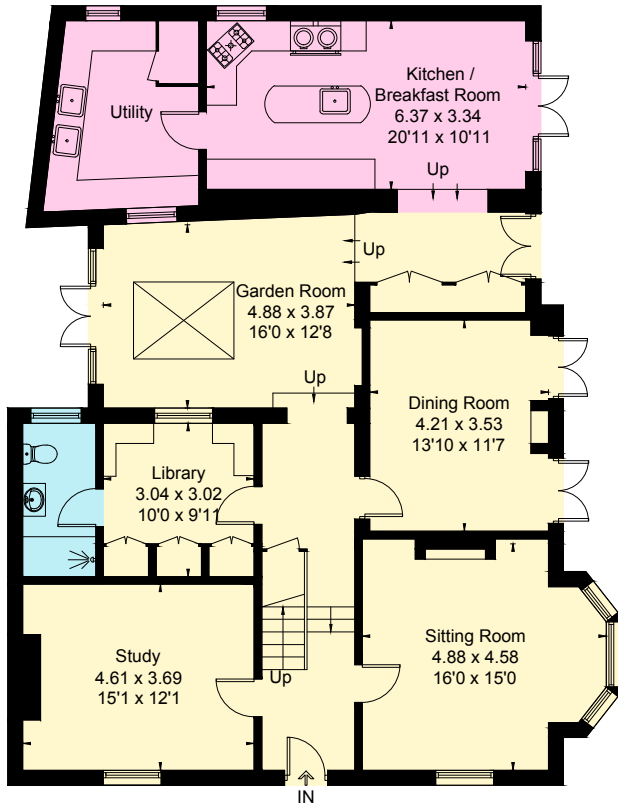
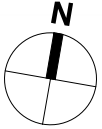
## Viewing

Viewing by prior appointment only with the agents.

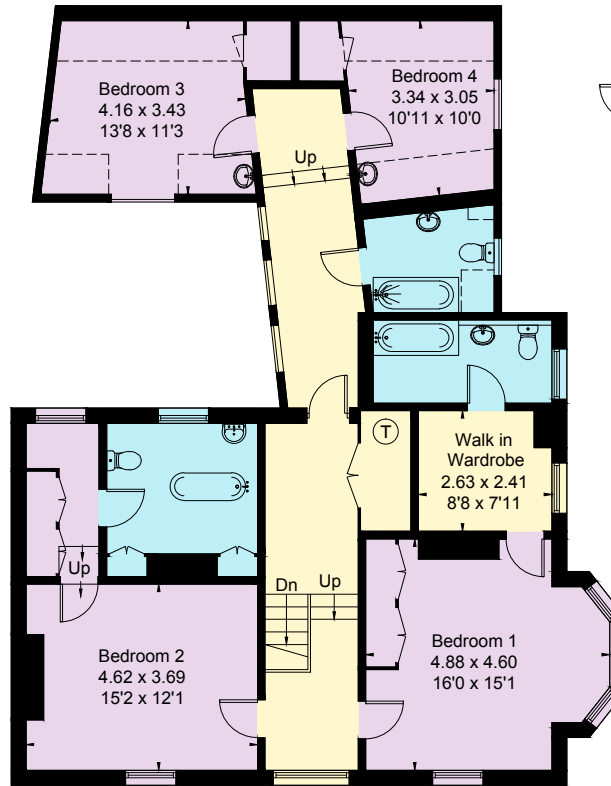


**Approximate Gross Internal Area = 276.6 sq m / 2977 sq ft**  
**Outbuilding = 75.0 sq m / 807 sq ft (Including Garage)**  
**Total = 351.6 sq m / 3784 sq ft**  
**Including Limited Use Area (31.5 sq m / 339 sq ft)**

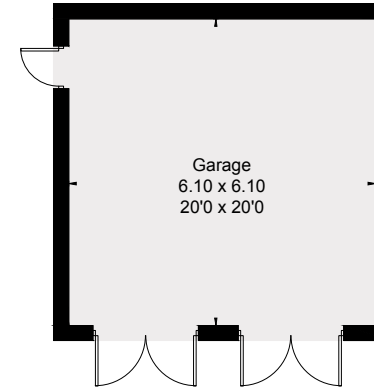
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor

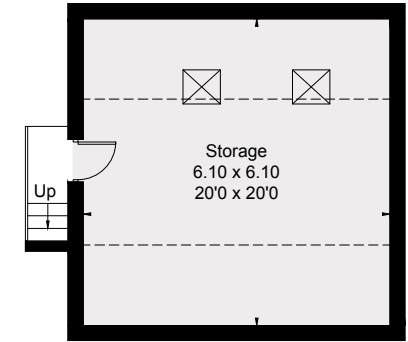


First Floor



Ground Floor  
(Not Shown In Actual Location / Orientation)

☐ = Reduced head height below 1.5m



First Floor



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2023. Photographs and videos dated September 2023. Reference: RMCW/HNG012264181. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



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