



25a Park Street
Hungerford, Berkshire

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A conveniently located town house overlooking Hungerford Common and a short walk from the High Street.

Hall | Sitting room | Kitchen | Garden room

Two bedrooms | Family bathroom with shower

Walled garden and 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

25a is a wonderful town house situated on Park Street, a short walk from the High Street and with views over 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

25a Park Street is an attached property believed to date from the 1960's with particularly light rooms.

The accommodation includes a spacious sitting room with partially glazed roof, gas fire and views over the garden.

A kitchen/breakfast room leads into a light garden room with a door providing access to the garden.

There are two bedrooms and a bathroom with shower on the first floor.

The sheltered east facing garden has a pergola and raised deck area and provides wonderfully private outdoor entertaining space. A gate from the garden provides access to Park Street and to The Common with a further gate leading to a parking area to the front of the house.





Accommodation

See floorplans.

Services

Mains water, electricity and drainage.
Gas heating.

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 D

EPC Rating

Band C

Post Code

RG17 0EF

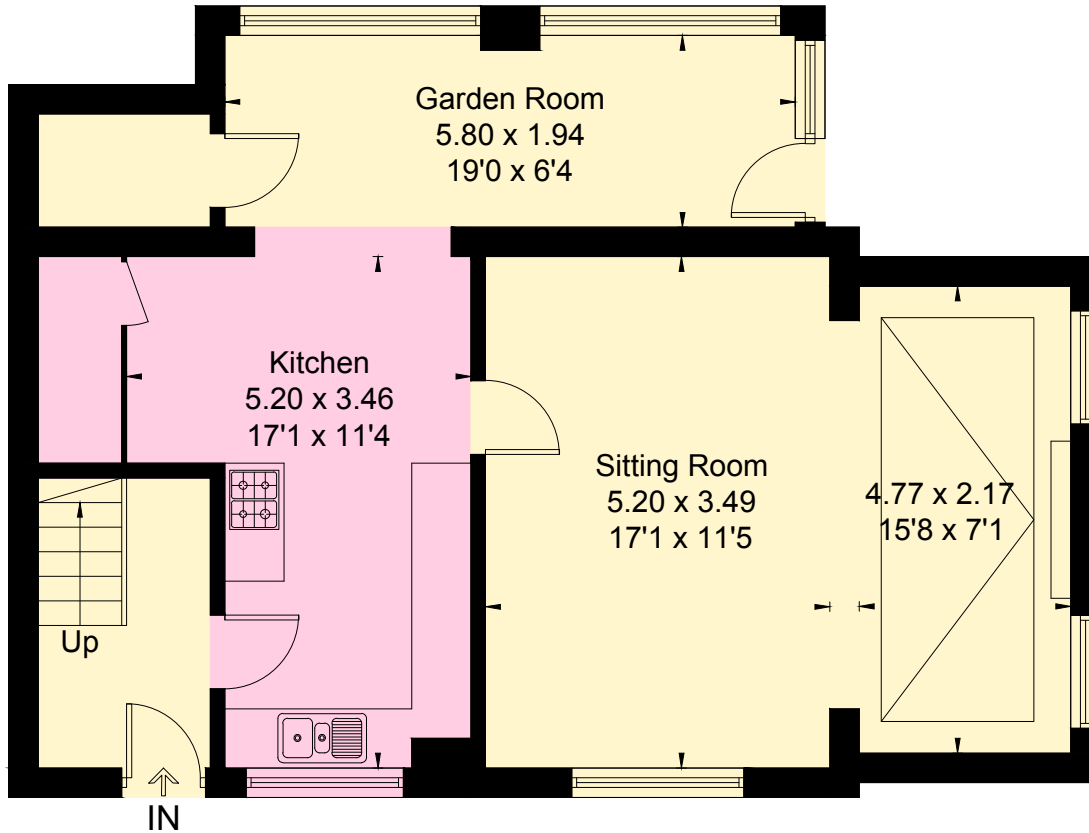
Directions

From the High Street proceed up Park Street passing the pet shop on the right. 25a is the last house on the left hand side before reaching the cattle grid/Common.

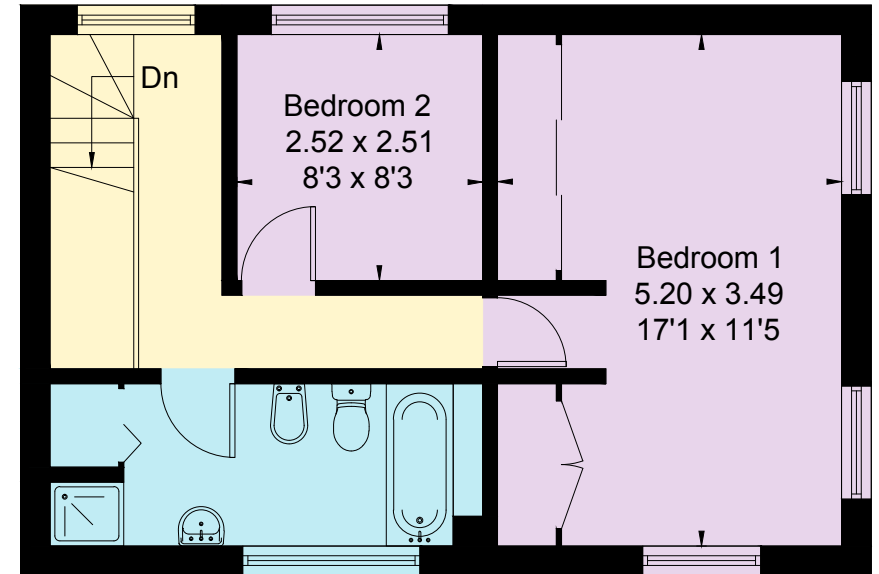
Viewing

Viewing by prior appointment only with the agents.

Approximate Floor Area = 111.3 sq m / 1198 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



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 August 2024. Photographs and videos dated August 2024. Reference: RMCW/HNG012475002. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.