

Kingsmead

Hungerford Newtown, Berkshire



A charming bungalow set in just over 4 acres, on the market for the first time in 40 years.

Hungerford 2.4 miles (London Paddington 50 minutes), M4 J14 1 miles, Newbury 10 miles.
(All distances and times are approximate).



4



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Summary of accommodation

Main House

Ground floor: Hall | Kitchen | Utility room | Sitting room | Dining room | Garden room and W.C | Principal bedroom with ensuite | Three further Bedrooms and a Family bathroom

Gardens and Grounds

Double Garage | Stable | Wood store

In all about 4.36 acres



Situation

(Distances and times are approximate).



The pretty hamlet of Hungerford Newtown is well-placed for access to Hungerford and access to the M4.



A short walk away is the well-regarded Tally Ho pub which also offers accommodation as well as gastro fare.



The larger market town of Hungerford provides all the necessary amenities as well as a train service to London.



Recreational activities available locally include racing at Newbury, golf at Chaddleworth and Newbury, an extensive network of footpaths and bridleways and excellent chalk stream fishing.



The Property

Arriving at Kingsmead, you are greeted by a five-bar gate leading onto a spacious gravel driveway with ample parking. The double garage adds further convenience. The property enjoys 4 acres of open land, which includes a paddock, a stable and an outbuilding, perfect for equestrian use or outdoor hobbies. The garden wraps around the bungalow, offering wonderful views of the surrounding countryside.

Entering through a welcoming entrance hall, you are immediately impressed by the sense of space, with a useful coat cupboard and a downstairs loo for practicality.

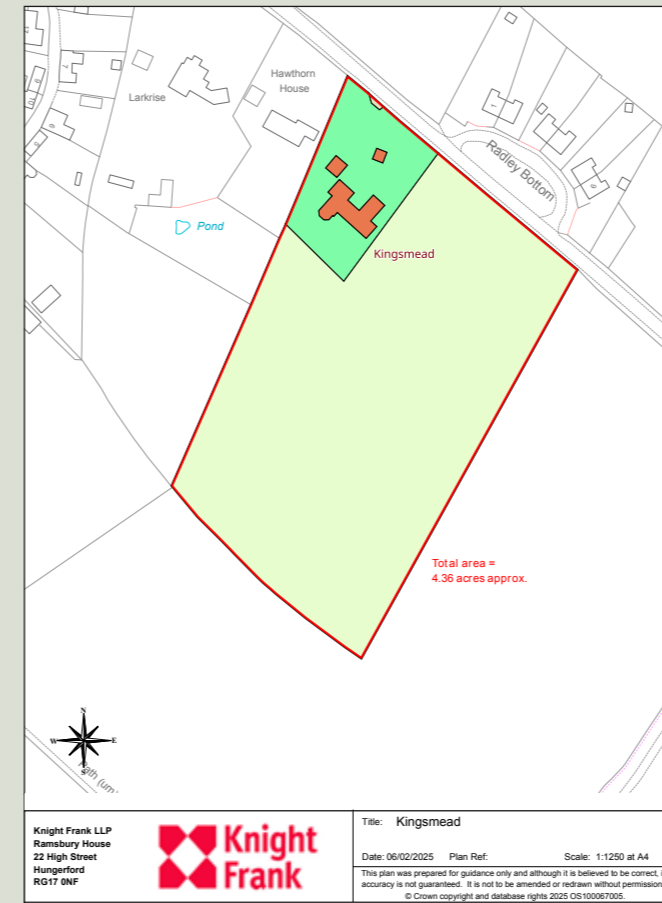
The heart of the home is the kitchen, complete with an adjacent utility room and a convenient back door – perfect for dogs or muddy boots.

The double-aspect sitting room, featuring a cosy log burner, leads through French doors to the light-filled garden room, where you can relax and enjoy views of your beautiful surroundings.

Next door, a flexible dining room/office space with built-in storage.

The principal bedroom enjoys double-aspect windows, providing stunning views over the garden and countryside. Complete with built-in storage, an ensuite bathroom with both a bath and separate shower.

There are three further bedrooms, each offering either garden or field views, as well as a family bathroom.



Outside

Step outside into the expansive garden, mostly laid to lawn, with a vegetable patch and greenhouse for those with green fingers. A terrace outside the garden room provides an ideal space for alfresco dining or simply enjoying the outdoors.

With 4.36 acres of land surrounding you, you can truly enjoy the privacy and beauty of this rural gem, perfect for families, equestrian enthusiasts, or anyone seeking a peaceful lifestyle in an idyllic setting.

Property Information

Tenure: Freehold.

Services: Mains electricity, water, and Septic tank.
Oil-fired central heating.

Local Authority: West Berkshire Council:
Tel: 01635 42400

Council Tax Band: E

EPC: D

Postcode: RG17 OPR

Directions: From junction 14 of the M4 take the A338 South towards Hungerford. After about 1 mile turn left just before the Tally Ho public house and Kingsmead is 0.1 miles on the righthand side.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House: 199.1 sq m / 2,143 sq ft.

Garage: 30.4 sq m / 327 sq ft.

Outbuildings: 20.8 sq m / 224 sq ft.

(Excluding wood store)

Total Area: 250.3 sq m / 2,694 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.



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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.

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Particulars dated February 2025. Photographs and videos dated January 2025.

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