



32 High Street, Hungerford, Berkshire





# A rare opportunity to purchase and modernise a prominent townhouse.

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The property has previously had office tenants on the ground floor with a residential flat above; however, planning consent was granted in October 2021 to "Demolish part office and part residential, change of use to all residential including a new rear two-storey extension"

The property is being sold with the benefit of one Commoner's Right to graze cattle on the Common and to shoot and fish on specified days during the season. Further details are available on request.

The current building is believed to date from the mid-18th century and is not listed.

With a gross internal floor area of 2,760 sq ft, the proposed accommodation will be light and spacious, including a useful brick-barrelled cellar.

A pedestrian door from the High Street provides access to a side passage and access to the church hall, terrace and an unusually large garden for a townhouse in Hungerford.

Planning reference: 21/02634/FULD.



2-4



1-2



2



EPC

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## Situation

32 High Street is an attractive townhouse on the High Street in Hungerford.

The property is situated in a Conservation Area, a short walk from Hungerford Common and the station, with trains to London Paddington taking about 50 minutes.

Hungerford has retained its character as a market town and is well known for its excellent range of independent and antique shops. There is also a tennis and bowls club, two supermarkets, a doctor's surgery and four churches. The larger market towns of Marlborough and Newbury are within easy reach.

The surrounding countryside forms part of an Area of Outstanding Natural Beauty and is well known for its pretty villages, country pubs, network of quiet lanes, footpaths and bridleways.

## Property information

Services: Mains water, gas, electricity and drainage.

Local authority: West Berkshire Council

Council tax band: B

Postcode: RG17 ONF

Directions: From J14 of the M4, head south on the A338 to Hungerford. Follow signs for the town centre and Salisbury and continue over the canal, under the railway bridge and straight over the mini-roundabout. 32 High Street is found on the right-hand side after approximately 50 yards.

## Distances

M4 (J14) 3.5 miles, London Paddington from 50 minutes, Marlborough and Newbury 10 miles.

Distances and times approximate.





## Existing floorplan

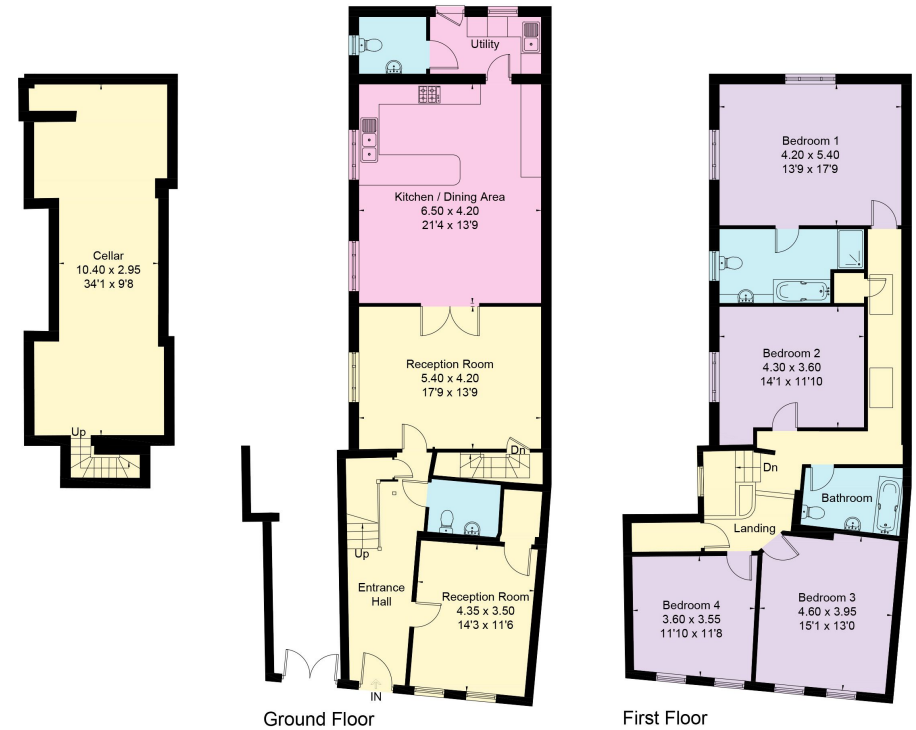
Approximate Floor Area = 180.8 sq m / 1,946 sq ft  
 Cellar = 36.6 sq m / 394 sq ft  
 Total = 217.4 sq m / 2,340 sq ft



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## Proposed floorplan

Approximate Floor Area = 217.2 sq m / 2,338 sq ft  
 Cellar = 39.2 sq m / 422 sq ft  
 Total = 256.4 sq m / 2,760 sq ft



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**Knight Frank**

**Hungerford**

22 High Street

Berkshire

RG17 0NF

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I would be delighted to tell you more

**Rob Wightman**

01488 688 547

[robwightman@knightfrank.com](mailto:robwightman@knightfrank.com)



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 September 2023. Photographs and videos dated September 2023.

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