

**5 RAILWAY MEWS
HUNGERFORD**



5 Railway Mews

Hungerford, Berkshire, RG17 0WH

£575,000

Approximately 0.2 Miles to Hungerford
High Street, 8.6 Miles to Newbury &
3.5 Miles to M4 J14

- Freehold
- Brand New House
- Semi Detached
- 10 Years New Build Warranty
- High Specification
- Finished and Ready For Occupation
- Three Floors
- Entrance Hall
- Cloakroom/W.C.
- Living Area
- Superb Kitchen With Integrated Bosch Appliances
- Four/Five Bedrooms
- Hansgrohe En-Suite Shower Room
- Hansgrohe Family Bathroom
- Air Source Heat Pump
- Double Glazing
- Neat Low Maintenance Garden
- Two Private Parking Spaces
- EV Charging Point
- Located Close To Town And the Railway Station



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 fabulous brand new town house in central Hungerford. This lovely new home is arranged over three floors and is ready for immediate occupation.

On the ground floor there is a bright and airy open plan bay fronted Living/Dining area with French doors opening onto the garden. The Dining area leads into a superbly appointed Kitchen which boasts integrated Bosch appliances and sleek cabinets and work surfaces. A cloakroom /W.C. completes the ground floor.

Upstairs there is a second spacious Living room/ Bedroom and the principal Bedroom. The principal Bedroom benefits from a built in wardrobe and a luxurious Hansgrohe en-suite shower room. On the top floor there are three comfortable Bedrooms served by and equally impressive Hansgrohe family Bathroom.

Air source heat pump central heating and double glazing keep this new home warm and energy efficient.

Outside

There is a small lawn to the front, a private parking space and an EV charging point. There is also a second private parking space opposite the property.

To the rear there is a small easily managed garden with a patio and lawn.

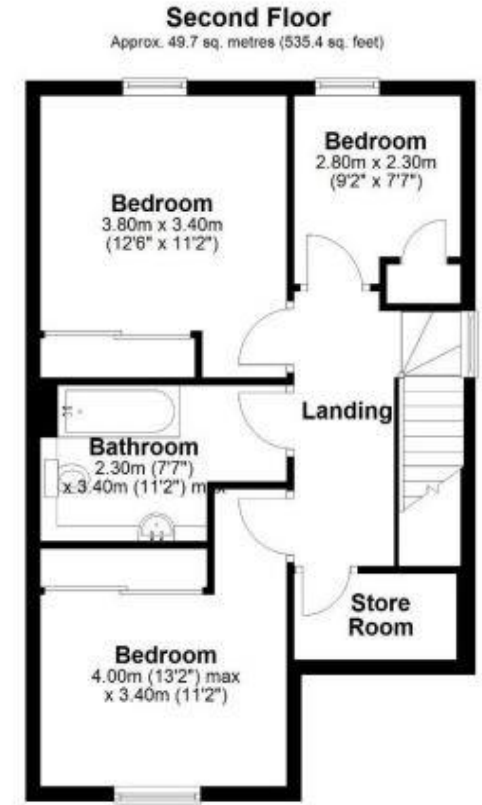








Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 151.1 sq. metres (1626.4 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.
Plan produced using PlanUp.

5 Railway Mews, Station Road, Hungerford

Services

- Mains Water & Drainage
- Mains Electricity
- Air Source Heat Pump

Council Tax Band: E

What 3 Words Location: ///reclaimed.moons.kicks

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.