

**5 HAMBLIN MEADOW
HUNGERFORD**



5 Hamblin Meadow

Eddington, Hungerford, Berkshire, RG17 0HJ

Guide Price £630,000

Approximately 1 Mile to Hungerford
Railway Station

Approximately 8.2 Miles to Newbury

Approximately 2.7 Miles to M4 J14

- Freehold
- Link Detached House
- Three Floors
- Entrance Hall
- Cloakroom/W.C.
- Snug
- Fabulous Kitchen/Dining Room
- Utility Room
- Living Room
- Four Bedrooms
- Magnificent Main Bedroom
With Juliet Balcony and
Sumptuous En-Suite Shower
Room
- High Quality Family Bathroom
- LED Lighting Throughout
- Gas Central Heating
- Double Glazing
- Garage
- Large Driveway for Several Cars
- Beautiful Landscaped Rear
Garden



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 beautifully presented link detached house which has been superbly extended and upgraded by the current owners.

Arranged over three floors this lovely home includes a fabulous open plan Kitchen/Dining room with bespoke cabinets complemented by quartz work surfaces and integrated appliances. This room in turn leads into a bright and airy Living room the centre piece of which is a striking log burner. Bi-Fold doors open out from the Living room to a patio and rear garden. Also on the ground floor, a snug, a useful utility room and a Cloakroom/W.C.

Upstairs, the jewel in the crown of this home is the fabulous principal Bedroom suite. This spacious room has a Juliet balcony offering views over farmland and is served by a luxurious en-suite shower room and two substantial built in wardrobes.

There are three further comfortable Bedrooms in addition to the family Bathroom.

Outside

The property benefits from a generous driveway for three or four cars and a garage with electric up and over door. The attractive rear garden has been cleverly landscaped to create a tranquil outdoor entertaining area overlooking an ornamental pond flanked by established shrubs and plants.









Hamblin Meadow, Eddington, Hungerford, RG17

Approximate Area = 1617 sq ft / 150.2 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1770 sq ft / 164.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

- Mains Water & Drainage
- Mains Electricity
- Mains Gas

Council Tax Band: E

What 3 Words Location: ///lipstick.dote.ticked

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Marshall Estate Agents Ltd. REF: 1484375



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