

**8 OAKES COURT
HUNGERFORD**



8 Oakes Court

Hungerford, Berkshire, RG17 0JW

Guide Price £460,000

Approximately 0.6 Miles to Hungerford
Railway Station

Approximately 8.8 Miles to Newbury

Approximately 3.5 Miles to M4 J14

- Freehold
- End Terrace House
- Quietly Located in an Exclusive Private Mews of just Fifteen Houses
- Entrance Hall
- Cloakroom/W.C.
- Fabulous Kitchen Boasting Granite Work Surfaces and Integrated Appliances
- Wonderful Open Plan Living/ Dining Room
- Three Comfortable Bedrooms
- Modern Bathroom with Spa Bath and Shower Above
- Gas Central Heating
- Double Glazing
- Lovely Secluded Garden
- Store Shed
- Private Residents Parking
- Close to Town Centre
- Service Charge for Communal area such as Bin Store etc £352.92 per annum



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, a building society and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.



The Property

An impeccably well presented modern house quietly tucked away within an exclusive private mews of just fifteen individual houses.

This lovely home has been beautifully upgraded and offers comfortable living accommodation arranged over two floors.

On the ground floor there is a light and airy open plan Living room with a feature fireplace and an adjoining Conservatory which serves as a dining area with French doors leading out to the garden.

There is also a superbly upgraded Kitchen which boasts sleek granite work surfaces complimented by integrated appliances including a stainless steel finish double oven and gas hob. A Cloakroom/W.C. completes the ground floor.

Upstairs, three generous sized Bedrooms are served by a sumptuous family Bathroom which includes a spa bath with a shower above.

Subtle décor tones combine with high quality flooring and carpets to give this home a contemporary feel. Gas central heating and double glazing are the finishing touch.

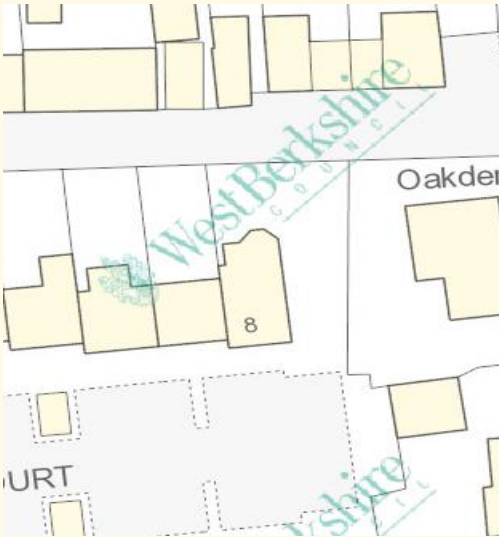
Outside

To the front there is a private residents car park and a low maintenance garden. Side gate to rear garden.

To the rear the pretty garden wraps around the house in an 'L' shape and includes a neatly tended lawn, well stocked flower and shrub borders and a large block paved sun terrace. Within the garden there is a useful store shed.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage

Mains Electricity

Mains Gas

Council Tax Band: D

What 3 Words Location: ///remarks.titles.prospered

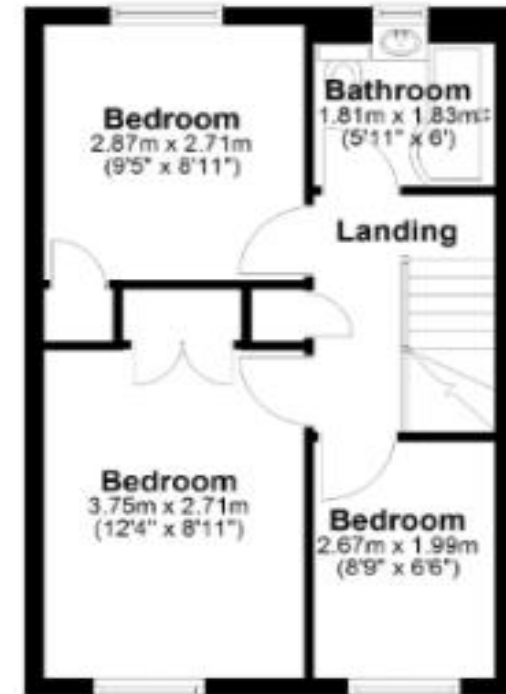
Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



Total area: approx. 80.7 sq. metres (868.5 sq. feet)

8 Oakes Court, Hungerford

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