



35 High Street
Hungerford, Berkshire, RG17 0NF

marc allen

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Guide £985,000

A substantial period town house with Commoners Rights, a lovely garden and a lock up shop unit providing a business opportunity, a potential income or further accommodation.

Description

The fabulous accommodation includes three reception rooms and a comfortable open plan kitchen, breakfast room with distinctive roof lanterns and conservatory. There is also a useful utility room, downstairs cloakroom and cellar. On the first floor there are five well balanced bedrooms, one of which is currently used as a very functional office. The main bedroom has an ensuite shower room and there is also a full family bathroom that includes a separate shower. Outside there are lovely mature gardens with seating areas, well stocked borders, trees and an area for vegetables.

Commoners Rights

The property is one of a limited number to have fishing, shooting and grazing rights known as Commoners Rights. The fishing rights include 3 days per week of Hungerford Town Water (Rivers Kennet and Dunn) and grazing and shooting rights on the meadow land surrounding the town. There are qualifying conditions to be met in order to exercise these rights and further information is available from the office.

Directions

Turn left up the High Street, and the property will be found along on the right hand side.

- Entrance Hall
- Cloakroom
- Study/Library
- Dining Room
- Kitchen/Family/Garden Room
- Utility
- Conservatory/Garden Room
- Five Bedrooms
- En Suite Shower Room
- Bathroom
- Shop/Possible Annex or Additional accommodation for the main house if required



Approximate Area = 244.6 sq m / 2633 sq ft
 Cellar = 12.8 sq m / 138 sq ft
 Total = 257.4 sq m / 2771 sq ft
 For identification only. Not to scale.
 © Fourwalls



To view this property call Marc Allen Estate Agents on **01488 685353**

Door to:-

Entrance Hall

Exposed floorboards. Radiator. Stairs to first floor. Access to cellar.

Cloakroom

With a wash hand basin and wc. Radiator.

Sitting Room

Open fireplace with a tiled hearth and surround. Radiator.

Dining Room

Open fireplace with exposed brickwork. Radiator.

Kitchen/Family/Garden Room

Fitted with a range of cream fronted wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Space for a range cooker. Understairs cupboard. Tiled floor. Three roof lanterns for natural light. Two radiators. Bi fold doors to conservatory.

Utility

Sink unit with cupboards below. Plumbing for automatic washing machine. Appliance space. Gas fired boiler for domestic hot water and central heating. Wood storage. Door to shed, workshop and greenhouse.

Conservatory/Garden Room

With a paved floor. Glass roof and doors to the garden.

Staircase gives access to generous landing

Bedroom 1

Feature fireplace and surround (not in use). Radiator.

En Suite Shower Room

With a shower enclosure, wash hand basin and wc. Radiator.

Bedroom 2

Radiator. Exposed floorboards.

Bedroom 3

Radiator. Exposed floorboards.

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Bedroom 4

Radiator. Fitted cupboards.

Bedroom 5/Office

Radiator. Fitted shelving.

Bathroom

A white suite comprising panelled bath with telephone taps, wash hand basin and wc. Separate shower enclosure. Part panelled walls.

Shop/Possible Annexe or additional accommodation for the main house if required

To the side with a private High Street entrance and inter connecting door (currently sealed). The accommodation currently includes a front show room, inner showroom and two further rooms beyond that. There is also a cloakroom and small kitchenette.

At the rear of the property is

A secluded paved terrace with mature borders, walling and steps to the garden. The garden is laid to grass with mature trees, well stocked borders and an area for garden waste, composting etc, beyond which is a further area for vegetables.

Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.