



# 4 Pidden Mead

Hungerford, Berkshire, RG17 0UQ

marc allen



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Guide £665,000

A beautifully presented detached house occupying a favourable position with good frontage and a pleasant outlook.

## Description

The accommodation includes a generous hall with built in storage and a downstairs cloakroom. There is a dual aspect sitting room, a fabulous open plan kitchen/dining room and a useful utility room. The kitchen has ample space for a table, integrated appliances and granite worksurfaces. A distinctive garden room has been added and this is a valuable extension to the living space, with a 'lantern' roof and bi fold door to the garden. The stairs rise to a galleried landing which in turn leads to the four bedrooms. The main bedroom has fitted wardrobes and a smart contemporary en suite shower room. There is also a full family bathroom that includes a shower. Outside there is good frontage, with a driveway and a garage to the side. The garage has a personal door to the side and an EV charging point. The rear garden is fully enclosed and includes a paved patio area, lawn, well stocked borders and gate to the side. A viewing is strongly advised to fully appreciate the quality of this very comfortable home.

## Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3

miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

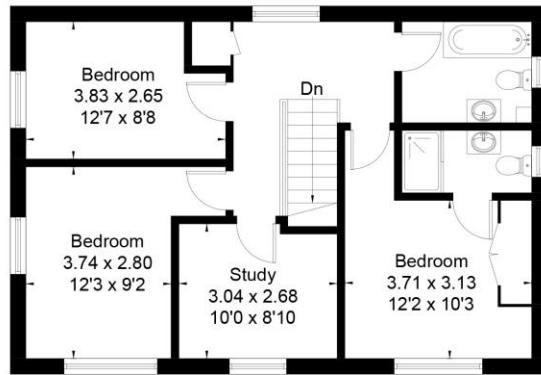
## Directions

From our office, turn left up the High Street and continue straight at the next three roundabouts (the first two of which are mini roundabouts). At the fourth roundabout take the first exit into Jethro Tull Lane and then take the second left into Pidden Mead. No. 4 will be found on the right hand side.

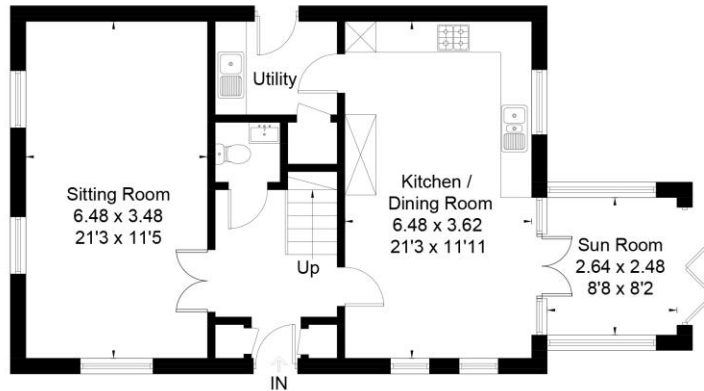
- Entrance Hall
- Sitting Room
- Open Plan Kitchen/Dining Room
- Garden Room
- Utility
- Four Bedrooms
- En Suite Shower Room
- Bathroom
- Garage
- EV Charging Point
- Gardens
- Driveway
- Gas to Radiator Heating
- Double Glazing



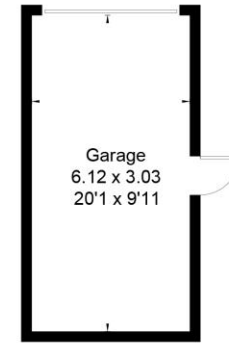
Approximate Floor Area = 134.6 sq m / 1449 sq ft  
 Garage = 18.6 sq m / 200 sq ft  
 Total = 153.2 sq m / 1649 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



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

#### Porch

Door to:-

#### Entrance Hall

Two built in cupboards. Stairs to first floor. Radiator. Double doors to sitting room.

#### Cloakroom

With a wc and wash hand basin with a cupboard below. Radiator. Extractor fan.

#### Sitting Room

Two radiators. Tv aerial point.

#### Kitchen/Dining Room

Fitted with a contemporary range of wall and base units with drawers, granite work surfaces over and matching upstand. Sink unit with a mixer tap. Built in electric oven, grill, gas hob and extractor over. Integrated fridge freezer and dishwasher. Radiator. Space for a table. Doors to:

#### Garden Room

With a distinctive 'lantern' style roof and bi fold doors to the garden.

#### Utility

With a matching unit and granite work surface. Sink unit with a mixer tap. Plumbing for automatic washing machine. Appliance space. Radiator. Built in cupboard. Door to garden.

#### Staircase gives access to galleried landing

Radiator. Cupboard housing gas combi boiler for domestic heating and hot water. Access to loft.

#### Bedroom 1

Built in wardrobe. Radiator.

#### En Suite Shower Room

A contemporary suite comprising generous shower enclosure, wc and wash hand basin with drawers below. Tiled surrounds. Heated towel rail. Extractor fan.

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#### Bedroom 2

Radiator.

#### Bedroom 3

Radiator.

#### Bedroom 4

Radiator.

#### Bathroom

A contemporary white suite comprising panelled bath with a shower over and screen, wc and wash hand basin with drawers below. Tiled surrounds. Heated towel rail. Extractor fan.

#### Garage

To the side with a metal up and over door. Light and power. Eaves storage. EV charging point. Side access door.

#### At the front of the property is

A wide frontage laid to grass with shrub borders, a pathway to the house and a driveway to the garage.

#### At the rear of the property is

A paved patio leading to a lawned garden with well stocked borders and pergola with a seating area below. Outside tap and lighting. Slate covered side terrace. Gate to front.

#### 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             |         | 93 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | 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.