

**2 ROSE COTTAGES  
OLD HAYWARD BOTTOM**



## 2 Rose Cottages

£550,000

Old Hayward Bottom, Newtown, Hungerford, Berkshire, RG17 0QB

Approximately 4.3 Mile to Hungerford  
Railway Station

Approximately 10 Miles to Newbury

Approximately 2.6 Miles to M4 J14

- Freehold
- Terraced Cottage
- Idyllic Rural Location yet easily accessible for M4 and Mainline Railway Station
- Entrance Hall
- Cloakroom/W.C.
- Sitting Room with Double Sided Fireplace Housing a Log Burner
- Dining Room
- Three Bedrooms
- Bathroom
- Lovely Gardens
- Garage and Driveway
- Oil Fired Central Heating



### 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 country cottage located in an idyllic rural location just fifteen minutes drive from both the M4 and Hungerford Town centre.

This charming home has been sympathetically upgraded by the present owners with high quality workmanship and great attention to detail. The end result is a very special period house.

The accommodation includes a Sitting room with an exposed brick fireplace boasting a wood burner which is also visible from the connecting Dining room. Tall ceilings and windows overlooking the garden give this room a lovely atmosphere. Also on the ground floor, a bespoke Kitchen with sleek granite worksurfaces complimented by an extensive range of cabinets. A Cloakroom/W.C. completes the ground floor.

Upstairs, the spacious landing leads to three comfortable Bedrooms served by a family Bathroom which has a shower above the bath.

Oil fired central heating and double glazing keep this home warm and energy efficient.

## **Outside**

There is a useful garage and double width driveway at the front and then a pretty garden with a neat pathway up to the front door beneath the shade of a wisteria.

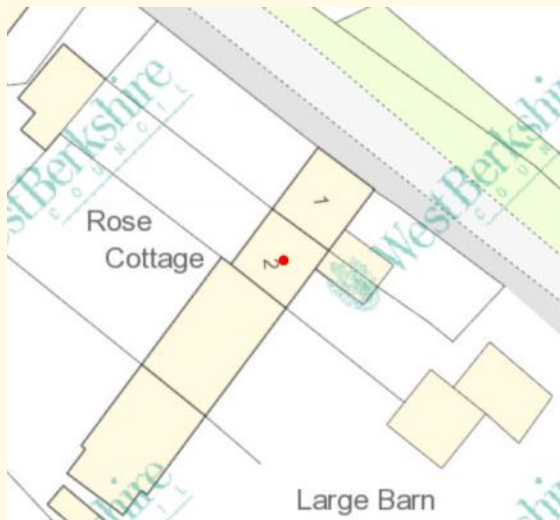
To the rear there is an attractive well tended garden with a patio area and neatly tended lawn flanked by











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 35 F    |           |
| 1-20  | G             |         |           |

#### Services

Mains Water & Drainage

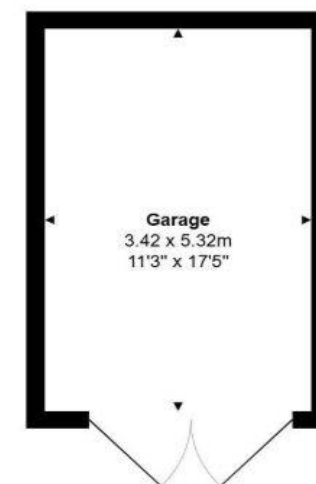
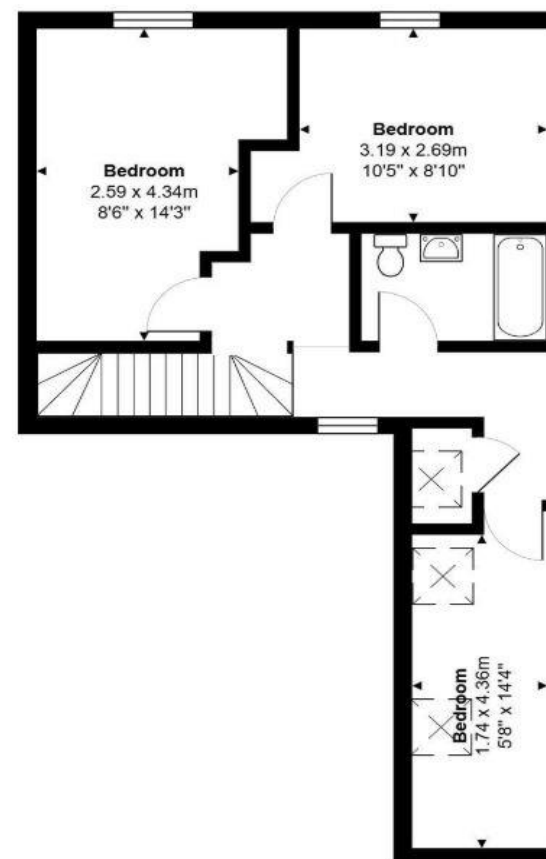
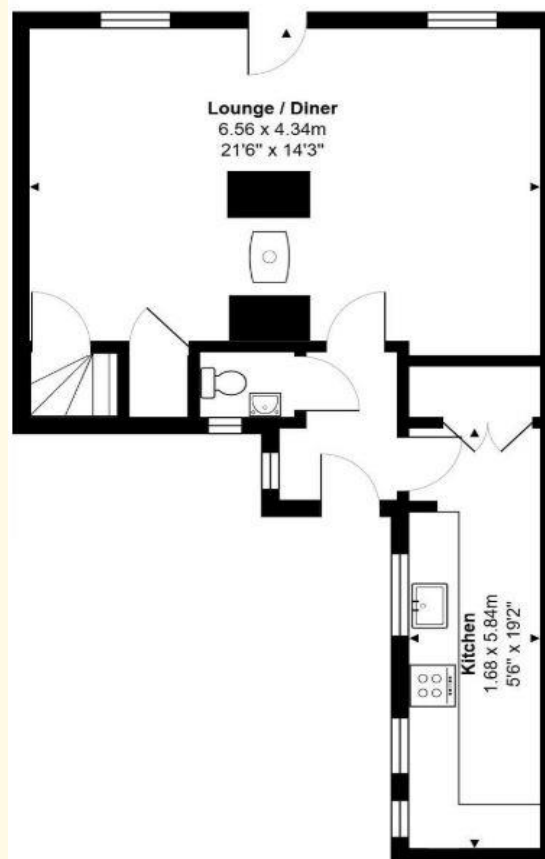
Mains Electricity

Oil Fired Central Heating

Council Tax Band: E

What 3 Words Location: ///giggle.parsnip.darling

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Total Area: 111.5 m<sup>2</sup> ... 1200 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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