



**53 HIGH STREET  
HUNGERFORD**

**Marshall**

Estate Agents



## 53 HIGH STREET

Hungerford, Berkshire, RG17 0NE

“A Grade II listed period cottage with valuable Commoners rights”

Guide Price £425,000

Approximately 8.6 Miles to Newbury

Approximately 10 Miles to Marlborough

Approximately 0.4 Miles to Hungerford  
Railway Station

- Freehold
- Grade II Listed Cottage
- Sitting Room with Fireplace
- Dining Room
- Kitchen
- W.C/Cloakroom
- Two Bedrooms
- Re-fitted Bathroom
- Attic Room
- Pretty Garden
- Store Shed
- Gas Central Heating
- Commoners Rights Including  
Fly Fishing on the River Kennet



### 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 Grade II listed period cottage located in the heart of Hungerford and with the benefit of valuable commoners rights (see below) which include fly fishing on the chalkstream River Kennet and grazing rights on Portdown Common and Freemans Marsh.

The cottage itself offers comfortable living accommodation combined with noteworthy period features including exposed beams and inglenook fireplaces.

The front door opens into a sitting room with a large fireplace housing a woodburner and lovely tiled flooring. The sitting room opens into a large dining room which also has a fireplace and useful built in store cupboards. Steps rise to a light and airy kitchen at the back of the house and finally a cloakroom/W. C. completes the ground floor.

Upstairs there are two double bedrooms served by a superb bathroom which includes a spa bath and a separate shower cubicle. There is also a space saver staircase rising up to an attic room.

## **Outside**

At the rear of the house the pretty garden enjoys a sunny aspect and includes a well tended lawn with established flower and shrub borders and a brick built store shed at the far end. Pedestrian access pathway.



## **Commoner's Rights**

With the property comes the valuable fishing, shooting and grazing rights. These rights are known as 'Commoners Rights' which are attached to a limited number of period houses in Hungerford. The fishing rights include free fishing three days per week on the River Kennet, acknowledged as one of the finest trout streams in England. The rights also include grazing and shooting on the surrounding meadowland. The fishing is well stocked, strictly preserved and kept. The grazing allows the owner of the property to keep two head of cattle. The 'Graziers' association supplies commoners who take up this ancient right with beef.









#### Services

Mains Water & Drainage

Mains Gas

Mains Electricity

Council Tax Band: E

What 3 Words Location: ///clusters.collected.trouser

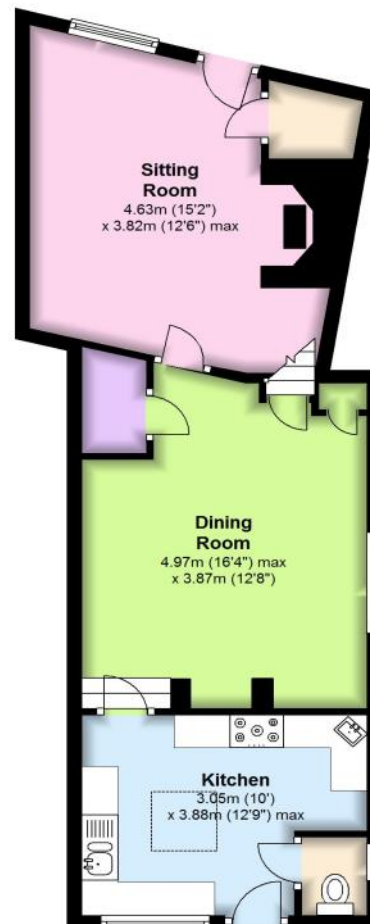


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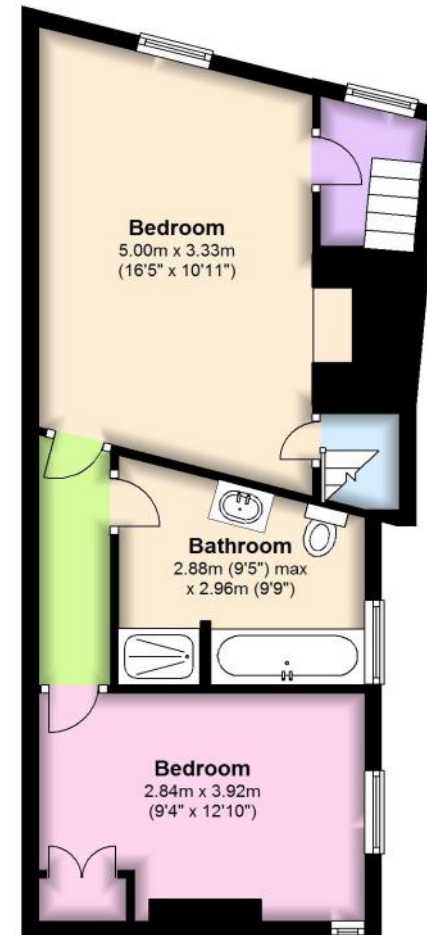
#### Ground Floor

Approx. 52.1 sq. metres (560.4 sq. feet)



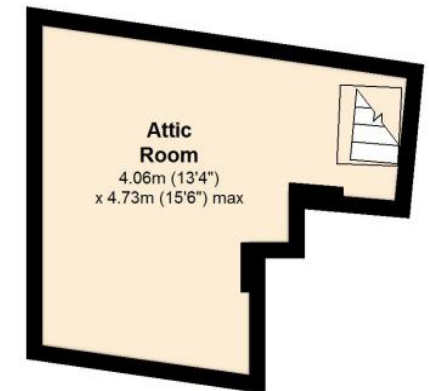
#### First Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



#### Attic

Approx. 14.1 sq. metres (152.1 sq. feet)



Total area: approx. 110.4 sq. metres (1187.8 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.  
Plan produced using PlanUp.

**53 High Street, Hungerford**

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