

**9 LEVERTON
HUNGERFORD**



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Hungerford, Berkshire, RG17 0TA

£395,000

Approximately 1.8 Miles to Hungerford
Railway Station

Approximately 3 Miles to M4 J14

Approximately 9 Miles to Newbury

- Freehold
- Pretty Thatched "Pepperpot" Cottage
- Grade II Listed
- Entrance Porch
- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Study
- Two Bedrooms
- W.C.
- Lovely Garden Extending
Approximately 150' In Length
- Brick Built Store Shed
- Views Over Farmland
- Situated In a Pretty Hamlet Just Ten
Minutes Drive From Hungerford



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 well presented Grade II listed thatched cottage situated along a peaceful lane.

This charming pepperpot cottage has been well maintained by the present owners with the ridge of the thatch being renewed last year (2025) and the main thatch being renewed in 2012.

The accommodation includes a comfortable sized Sitting/ Dining room with a feature fireplace and a Kitchen/Breakfast room with solid wood work surfaces and a Belfast Sink. The family Bathroom with a shower above the bath and a versatile Dining/Study/Bedroom complete the ground floor.

Upstairs, there are two well proportioned Bedrooms served by a convenient W.C. There is also large loft space offering potential to convert to living space subject to planning permission.

In all, a very special property that has immense character throughout with exposed beams and Herringbone Parquet flooring through the Sitting room and Kitchen.

Outside

The house is accessed from a country lane with communal parking just to the front of the property.

To the rear of house there is a wonderful 150' garden accessed from the Kitchen. Immediately from the Kitchen there is a patio with steps rising to a mostly laid to lawn garden with mature fruit trees, brick built storage shed and glorious views over farmland towards Hungerford.









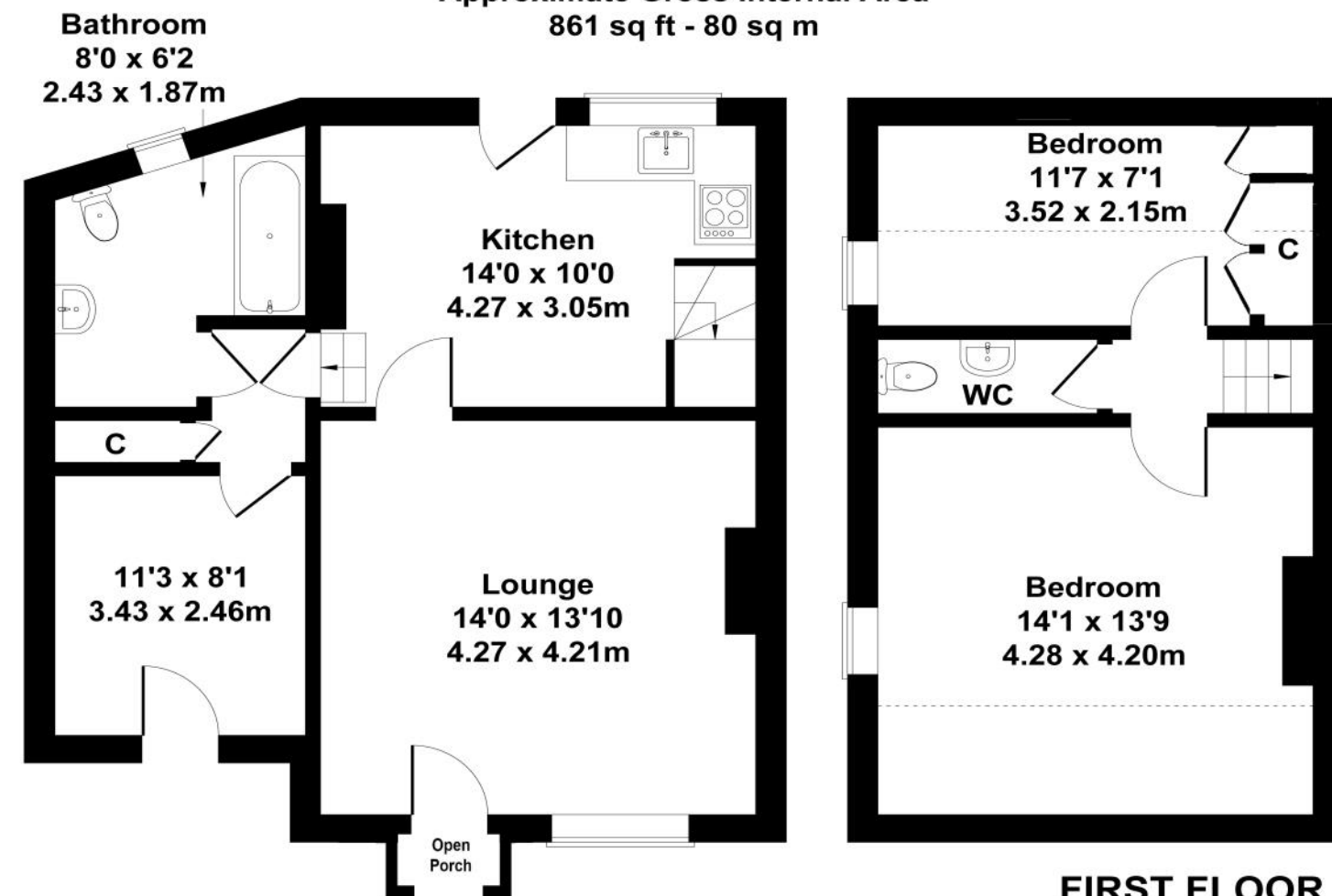
Services

Mains Electricity
Private Water & Drainage

Council Tax Band: D

What 3 Words Location: ///finishers.evoke.eclipses

Approximate Gross Internal Area
861 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2026
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