



DOWNER & CO

TRUSTED SINCE 1988

1 Leverton, Hungerford RG17 0TA  
Price: £380,000

## Features.



### NO ONWARD CHAIN

**Description.** Located within easy reach of Hungerford town centre, the M4 and A4 is this very pretty two double bedroom Grade II Listed cottage that overlooks a field to the front. The current owner has updated and improved the property to produce a stylish and comfortable home that retains many period features throughout. Locally there are miles of footpaths surrounding the property, and the mainline rail station to London Paddington is less than two miles away.



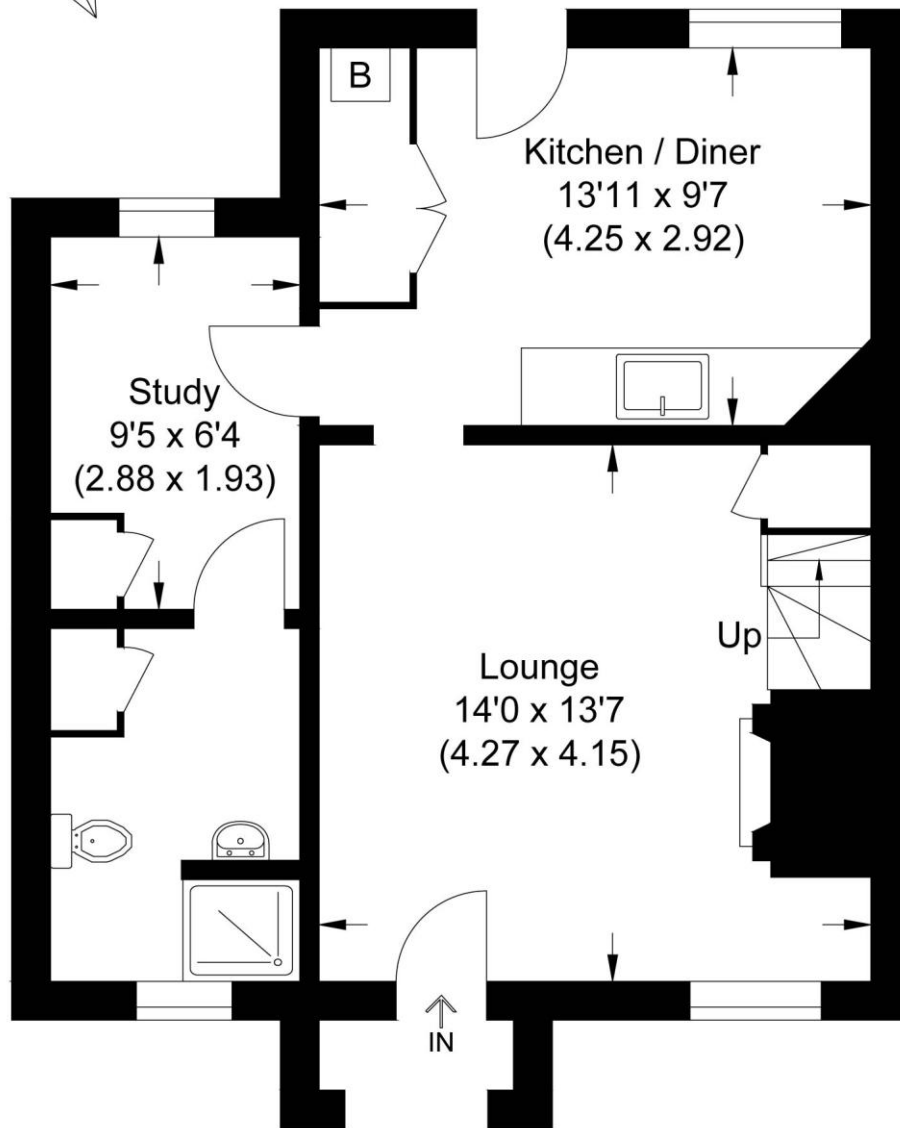
The accommodation consists of living room with open fireplace, kitchen/dining room, study, downstairs shower room, two double bedrooms and a further bathroom. Outside the beautiful rear garden has many fruit trees and extends to around 100 feet backing onto a field. To the front there is parking in the gravel lane. Benefits include butane central heating, high ceilings and exposed beams.



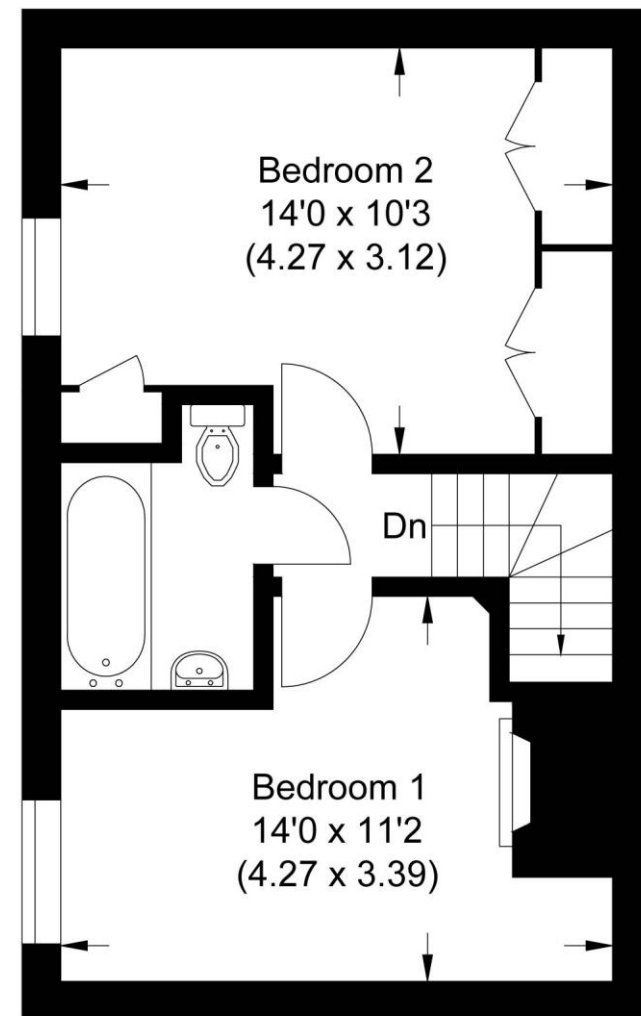




Approximate Gross Internal Area  
74.0 sq m / 796.52 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



### Important Notice

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**GRADE II LISTED**

**COUNCIL TAX BAND: D**  
**2025/2026: £2,443.72.**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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