



2 Breach Square

Priory Avenue, Hungerford, Berkshire, RG17 0AT





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Guide £450,000

A beautifully presented and extensively upgraded three-bedroom home with a detached garden studio/home office, versatile multifunctional rooms, workshop, driveway parking and landscaped low-maintenance gardens, ideally located within walking distance of the High Street, canal, countryside and local schools.

Description

Set within one of the area's most desirable canal-side market towns, this exceptional home offers the perfect balance of modern comfort, flexible living and lifestyle convenience. Whether you're looking for a turnkey property ready to move straight into or a home with future potential to extend upwards and enhance (subject to the necessary consents), this is a rare opportunity to secure a property that offers both.

The accommodation has been thoughtfully improved and centres around a spacious sitting room featuring striking roof lanterns and a woodburning stove, creating a bright and welcoming heart to the home. The kitchen and dining space are ideal for modern living and entertaining, while the overall layout flows naturally throughout.

There are three well-proportioned bedrooms, two bathrooms, a utility room and a highly versatile additional room with underfloor heating, currently used as a gym but equally suited as a playroom, hobby room, studio, home office or snug.

A particular highlight is the detached garden studio, currently used as a home office, providing a peaceful and separate workspace away from the main house. It would also lend itself perfectly to creative pursuits, crafts, hobbies or additional recreational space.

Outside, the property continues to impress. Driveway parking comfortably accommodates two vehicles, while a workshop provides excellent additional storage and practical space. A dedicated bin store keeps the outdoor areas tidy and discreet. The home benefits from two

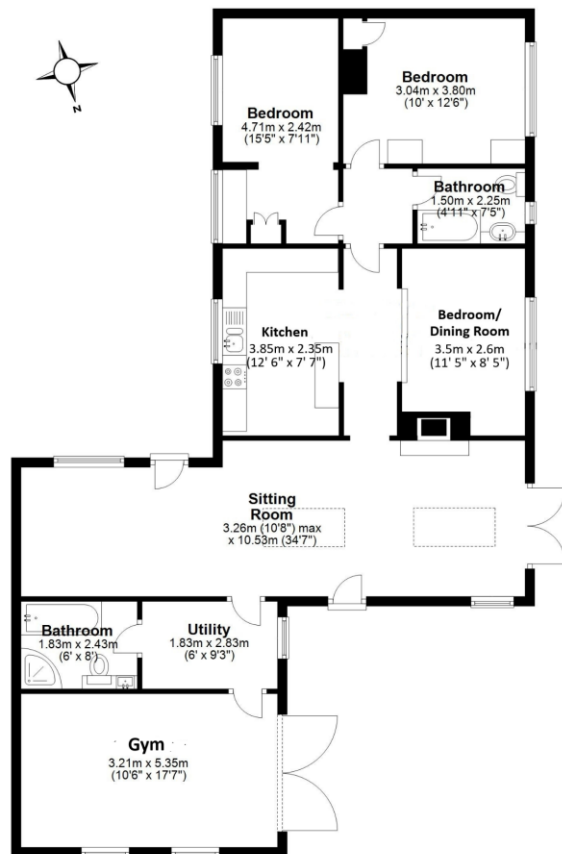
separate garden areas, both thoughtfully landscaped for low-maintenance enjoyment. One garden includes a substantial shed currently used for bicycle storage, while the overall outdoor space offers a variety of seating areas and attractive planting.

The property has benefited from significant investment over recent years, including upgraded electrics, roof, fascias, soffits and guttering, alongside double glazing, gas central heating and zoned underfloor heating, creating a home that combines character with modern efficiency.

- Detached Garden Studio/Home Office
- Driveway Parking for Two Cars
- Underfloor Heating
- Woodburning Stove
- Landscaped Low-Maintenance Garden
- Walking Distance to Schools and Dog Walks
- Workshop/Two Garden Sheds
- EPC Band C
- Council Tax Band C



Floor Plan
Approx. 115.4 sq. metres (1242.3 sq. feet)



Total area: approx. 115.4 sq. metres (1242.3 sq. feet)



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

Front Door to:-

Sitting Room

Fireplace with a woodburning stove. Wood effect flooring. Underfloor heating. Two roof lanterns. Door to front.

Dining Room

Wood effect flooring. Two radiators. Feature sliding doors.

Kitchen

Tastefully fitted with a range of wall and base units with drawers and work surfaces over. Single drainer sink unit with a mixer tap. Built in electric oven, second oven, gas hob and extractor. Plumbing for dishwasher. Appliance space. Recessed lighting.

Inner Hall

Access to loft space with gas fires boiler for domestic hot water and central heating.

Bedroom

Built in wardrobe and desk. Radiator.

Bedroom

Built in wardrobes, drawers and bedside cabinets. Radiator.

Bathroom

A contemporary white suite comprising compact bath with a shower over, and screen, wash hand basin with storage below and w.c. Tiled floor and walls. Chrome finish heated towel rail. Extractor fan.

Door from Sitting Room to:-

Utility

With a solid wood worktop and matching upstand. Wall mounted storage. Plumbing for automatic washing machine and appliance space. Wood effect flooring with underfloor heating. Access to loft.

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Second Bathroom

A white suite comprising panelled bath, wash hand basin and w.c. Separate curved shower enclosure. Tiled surrounds. Extractor fan. Chrome finish heated towel rail with an additional electric supply for the summer months. Recessed spotlights.

Bedroom (currently used as a Gym)

With doors to the front. Access to loft space. Wood effect flooring with underfloor heating.

At the front of the property is

There is a Cotswold stone driveway for off road parking with a log store, workshop and gates to the side. Outside lighting.

At the rear of the property is

There are two further areas of garden. The first has ease of maintenance artificial grass with timber edged borders, Laurel hedging and slate paving. Outside light and tap. There is also a contemporary cabin/studio with light and power. The second area of garden is fully enclosed and includes a paved terrace, mature hedging and specialist plants providing good structure. Store shed. Outside light and tap. Gates 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		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.