

**16 DOWN VIEW
HUNGERFORD**



16 Down View

Park Street, Hungerford, Berkshire, RG17 0ED

Guide Price £700,000

Approximately 0.2 Miles to Hungerford
Railway Station

Approximately 8.3 Miles to Newbury

Approximately 3.5 Miles to M4 J14

- Freehold
- Period House Requiring Renovation
- End Of Terrace
- Three Floors Plus Cellar
- Wonderful Location With Breathtaking Views
- Situated On The Edge Of Portdown Common
- Entrance Hall
- Drawing Room
- Dining Room
- Kitchen
- Utility/Cloakroom
- Cellar
- Six Bedrooms
- Bathroom
- Store/Outhouse
- Lovely Mature Garden
- Approximately 0.25 of an Acre Plot
- No Onward Chain



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 wonderful three storey period house occupying arguably one of the most picturesque locations in Hungerford, fronting directly onto Portdown common.

This very special home enjoys unrivalled far reaching views over the two hundred and twenty acre ancient common yet is located just ten minutes walk from the town centre and the railway station.

The property dates back to the 1800's and still retains immense character including tall ceilings, open fireplaces and large bay windows.

The house now requires general updating and renovation and presents a rare opportunity for a buyer to add their own style in the process.

On the ground floor the accommodation includes a double aspect bay fronted Drawing room, a separate Dining room and a Kitchen. Steps from the Kitchen lead down to a useful cellar.

Upstairs, there are six generously proportioned Bedrooms and a Bathroom, arranged over the first and second floors. These could easily be re configured to suit individual preferences. The finishing touch is a detached brick built store room in the rear garden.

Outside

The house stands in a substantial plot of around 0.25 of an acre. The garden includes expansive lawns interspersed with many mature shrubs and trees and enjoys excellent seclusion.









Approximate Floor Area = 190.9 sq m / 2055 sq ft
 Cellar = 11.0 sq m / 118 sq ft
 Outbuildings = 18.0 sq m / 194 sq ft
 Total = 219.9 sq m / 2367 sq ft

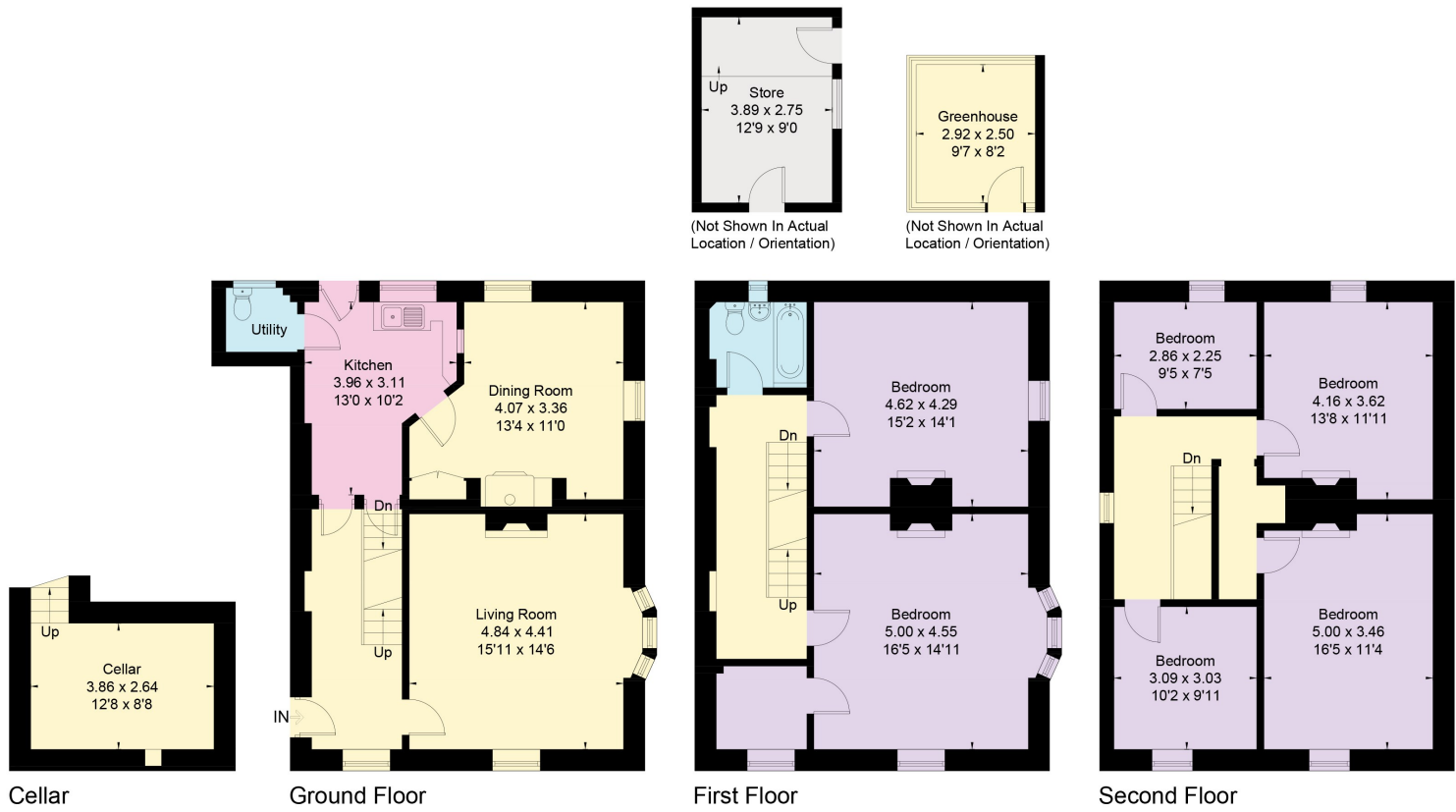


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	

Services
 Mains Electricity
 Mains Water & Drainage

Council Tax Band: E

What 3 Words Location: ///ordinary.subjects.stiletto



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100431

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