



32 Cottrell Close

Hungerford, Berkshire, RG17 0HF





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Guide £925,000

A substantial detached house situated in a favorable position at the end of the road, with farmland to the side and fabulous views.

Description

The accommodation includes very good hall space, a downstairs cloakroom and study. There are two separate reception rooms and a fabulous open plan kitchen/family room with doors to the garden. A utility room also gives access to the garden, so ideal for muddy boots and pets. On the first floor there is a generous landing and five bedrooms, all with built in wardrobes. There are two ensuite shower rooms and a full family bathroom that also includes a shower. Outside there is a detached garage block and a double width driveway for of road parking. The rear garden has been landscaped with paved seating areas, an upper deck and bar, all with entertaining and relaxation in mind. The garden adjoins with lovely views to the side.

Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury,

Reading, London (Paddington) and the West Country (Reading to Taunton line).

Directions

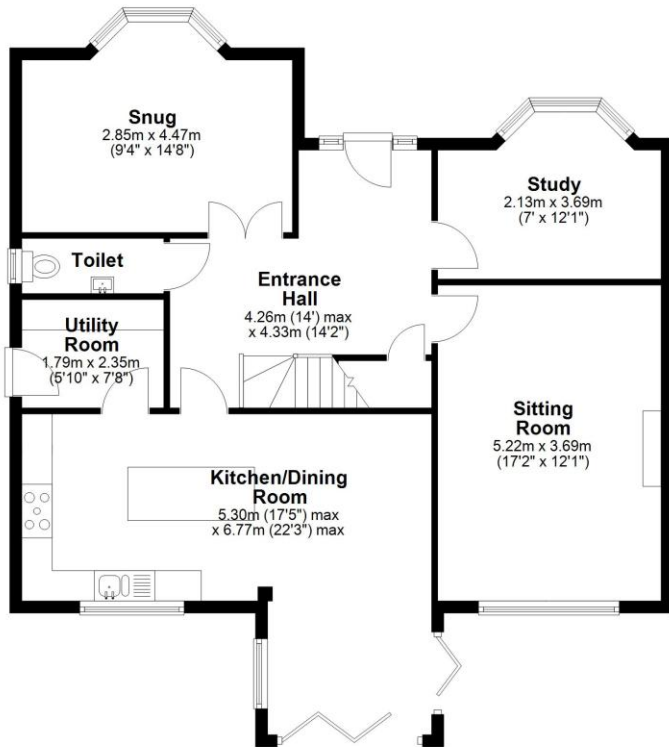
From our office, turn right down the high street and again at the Bear Hotel. At the roundabout, go straight over onto Bath Road and take the third left into Cottrell Close. No 32 will be found down along on the right hand side.

- Entrance Hall
- Cloakroom
- Study
- Sitting Room
- Dining Room
- Kitchen/Family Room
- Utility Room
- Five Bedrooms
- Two Ensuite Shower Rooms
- Bathroom
- Landscaped gardens
- Bar area overlooking farmland



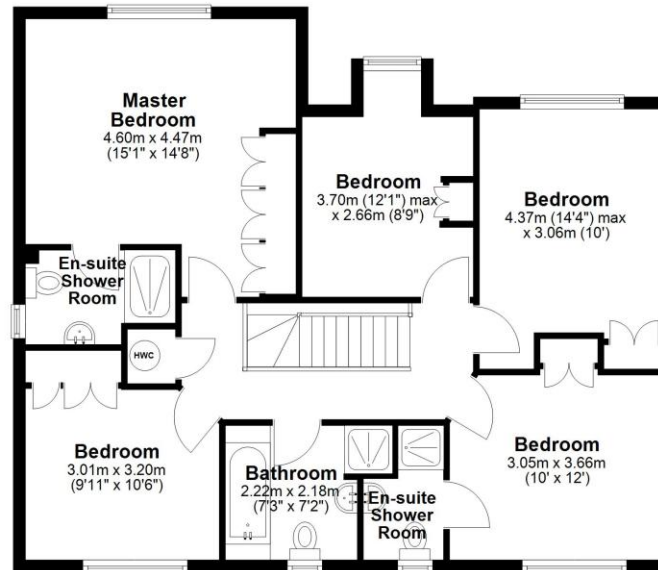
Ground Floor

Approx. 93.3 sq. metres (1004.1 sq. feet)



First Floor

Approx. 85.8 sq. metres (923.4 sq. feet)



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

Covered Porch

Entrance Hall

Tiled floor. Radiator. Built in cupboard. Stairs to first floor.

Cloakroom

With a wash hand basin and wc. Chrome finish heated towel rail.

Study

Wood finish flooring. Radiator. Telephone point.

Sitting Room

Fireplace with a decorative surround and gas fire. Oak finish flooring. Picture window. Two radiators.

Dining Room

Oak finish flooring. Radiator.

Kitchen/Family Room

Fitted with a range of white contemporary finish wall and base units with drawers, granite worksurfaces over and upstand. Integrated dishwasher. Fitted wine fridge. Five burner gas hob with an extractor, grill and oven. Island unit. Tiled floor. Radiator. Two sets of bi fold doors to the garden.

Utility Room

With a further range of matching units and granite work surfaces over. Wall mounted gas fired boiler for domestic hot water and central heating. Pull out larder cupboard. Plumbing for automatic machine. Radiator. Tiled floor. Door to garden.

Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater.

Bedroom 1

Oak finish flooring. Built in wardrobes. Radiator.

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

Ensuite Shower Room

With a generous shower enclosure and glazed door. Wall hung wash hand basin and wc. Tiled floor and surrounds. Chrome finish heated towel rail.

Bedroom 2

Built in wardrobe. Radiator.

Ensuite Shower Room

With a shower enclosure, glazed door, wash hand basin and wc. Radiator. Tiled floor and surrounds.

Bedroom 3

Built in wardrobe. Radiator.

Bedroom 4

Built in wardrobe. Radiator.

Bedroom 5

Built in wardrobe and chest of drawers. Radiator.

Bathroom

A white suite comprising, panelled bath, wash hand basin and wc. Separate shower enclosure. Chrome finish heated towel rail. Tiled floor and surrounds.

At the rear of the property is

A fabulous landscaped garden with an emphasis on entertaining, to include a generous paved terrace with covered canopy, pizza oven, inset lighting, repainting walls and decorative railing, leading to the side with artificial grass for ease of maintenance. There is a bar area with fantastic views over fields and access to the upper garden with a further deck and mature shrubs and trees for structure. Outside tap and power point.

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		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

