



Atherton House

Church Way, Hungerford, Berkshire, RG17 0JP

marc allen



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Guide £435,000

An individual detached house situated in a convenient location within the town.

Description

Built in around 2012, the property was thoughtfully designed to blend well with the earlier houses and provides an extremely comfortable home. The accommodation includes good hall space with built in storage and a larger than average downstairs cloakroom. The kitchen/breakfast room has a contemporary range of 'two tone' units to include integrated appliances together with space for a table. There is a separate study/family room and a fabulous open plan sitting room/dining room. This is a particular feature with a part vaulted roof line, velux windows and bi fold doors to the garden. On the first floor there are three well balanced bedrooms, two of which have far reaching views over the town. The main bedroom has an ensuite shower room and there is also a full family bathroom. Outside there is a lovely enclosed garden with decking, lawn, borders and a further seating area. There is a garden store, lockable workshop and two parking spaces. A viewing is strongly recommended to fully appreciate the overall qualities of this lovely home.

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

surgey, 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

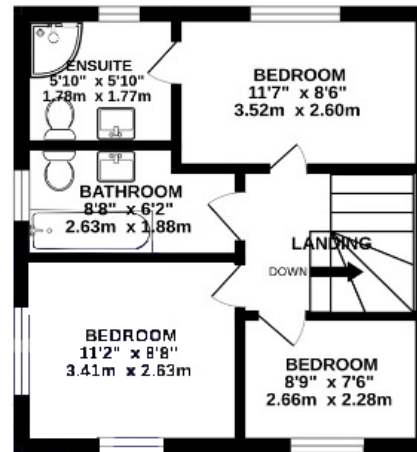
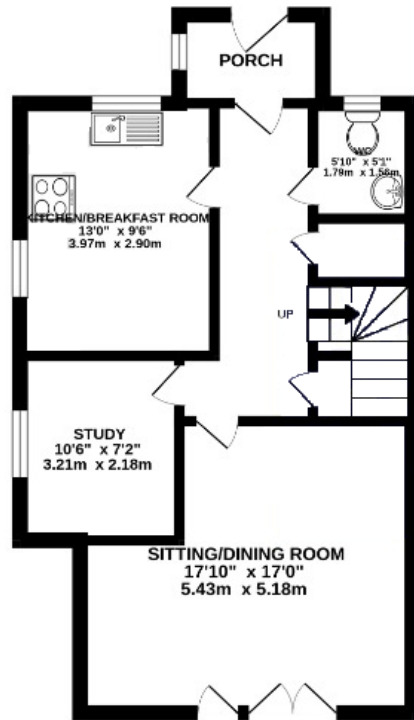
From our office, turn left up the High Street and right at the mini roundabout onto Atherton Road. Turn right onto Church Way and Atherton House will be found on the right hand side.

- Entrance Hall
- Cloakroom
- Kitchen/Breakfast Rom
- Study/Family Room
- Sitting Room/Dining Room
- Three Bedrooms
- En Suite Shower Room
- Bathroom
- Gardens
- Gas to Radiator Heating
- Secure Lockable Workshop
- Two Parking Spaces



GROUND FLOOR

1ST FLOOR



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

Enclosed Porch

A useful addition to the living space and ideal for coats, boots etc.

Entrance Hall

A generous space with built in storage and stairs to the first floor.

Cloakroom

A white suite comprising wash hand basin and wc.

Kitchen/Breakfast Room

Fitted with a smart contemporary range of 'two tone' wall and base units with drawers, worksurfaces over and splashbacks. Sink unit with a mixer tap, water softener and separate drinking water tap. Built in electric oven, ceramic hob and extractor. Integrated washer dryer and dishwasher. Cupboard housing gas fired combi boiler for domestic hot water and central heating.

Study/Family Room

Sitting Room/Dining Room

A fabulous open plan room with a part vaulted roof line, velux windows and bi fold doors to the garden.

Staircase gives access to landing

Access to part boarded loft. Please note: A bespoke stairlift is available if required. (Not currently installed.)

Bedroom 1

En Suite Shower Room

With a corner shower, wash hand basin and wc.

Bedroom 2

With far reaching views over the town and beyond.

Bedroom 3

With far reaching views over the town and beyond.

Bathroom

A white suite comprising panelled bath, wash hand basin and wc.

At the front of the property is

An enclosed area of garden with a pathway to the house, picket fence and a gate to the side.

At the rear of the property is

An area of raised decking leading to a lawned garden with well stocked borders and a further seating area with decorative stone chippings. The garden is enclosed by wooden fencing with a gate to the rear. There is a garden storage area and secure lockable workshop with light, power and an alarm. There are also two parking spaces at the rear.

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		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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