

**PRIMROSE COTTAGE
HUNGERFORD**



Marshall
Estate Agents

Primrose Cottage

126 Strongrove Hill, Hungerford, RG17 0SJ

‘A Detached Cottage with wonderful views across Hungerford Marsh’

£675,000

Approximately 0.9 Miles to Hungerford
Railway Station

Approximately 8.6 Miles to Newbury

Approximately 3.4 Miles to M4 J14

- Freehold
- Detached Thatched Cottage
- Double Glazed Entrance Porch
- Entrance Hall
- Cloakroom/W.C
- Sitting Room
- Conservatory
- Kitchen/Breakfast Room
- Generous First Floor Landing/
Study Area
- Three Bedrooms with Bespoke
Fitted Wardrobes
- High quality re-fitted Shower
Room
- New Double Glazing Throughout
- Lovely Gardens
- Parking for 4-5 cars
- Glorious Views



Situation

Primrose Cottage is situated in a private lane on the edge of Freemans Marsh. The property is located just a few minutes drive from Hungerford Town Centre or alternatively approximately 10 minutes walk across Freemans Marsh passing the River Dunn and crossing the Kennet and Avon Canal, emerging by St Lawrences Church and the Croft. 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

Primrose Cottage occupies a wonderful location with glorious views over the adjoining Freemans Marsh Nature Reserve, towards the Kennet and Avon Canal and St. Lawrence's Church.

This immaculate home is presented in first class order and has been beautifully maintained and upgraded by the current owners. On the ground floor the accommodation includes a light and airy double aspect Sitting Room, a high quality Kitchen/Breakfast Room and a lovely Conservatory with doors opening onto the terrace and garden. There is also a cloakroom/W.C and an Entrance Hall from which the staircase rises to the first floor.

Upstairs, the large landing doubles as a Study area and the three comfortable Bedrooms are served by a luxurious re-fitted Shower Room.

In all, a very special home that successfully combines character with modern comforts in an outstanding location.







Outside

The cottage stands in a lovely plot which includes expansive lawns interspersed with mature shrubs and ornamental trees. There is a paved sun terrace adjacent to the conservatory and at the top of the garden there is a raised decking area, the ideal spot for Al Fresco dining. The large southerly aspect wrap around garden enjoys a good degree of seclusion whilst at the same time offering breath-taking views. Finally, a gravelled parking area provides space for 4-5 cars.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Services

- Mains Electricity
- Private Borehole Water Supply
- Septic Tank
- Oil Fired Central Heating

Council Tax Band: F

What 3 Words Location:

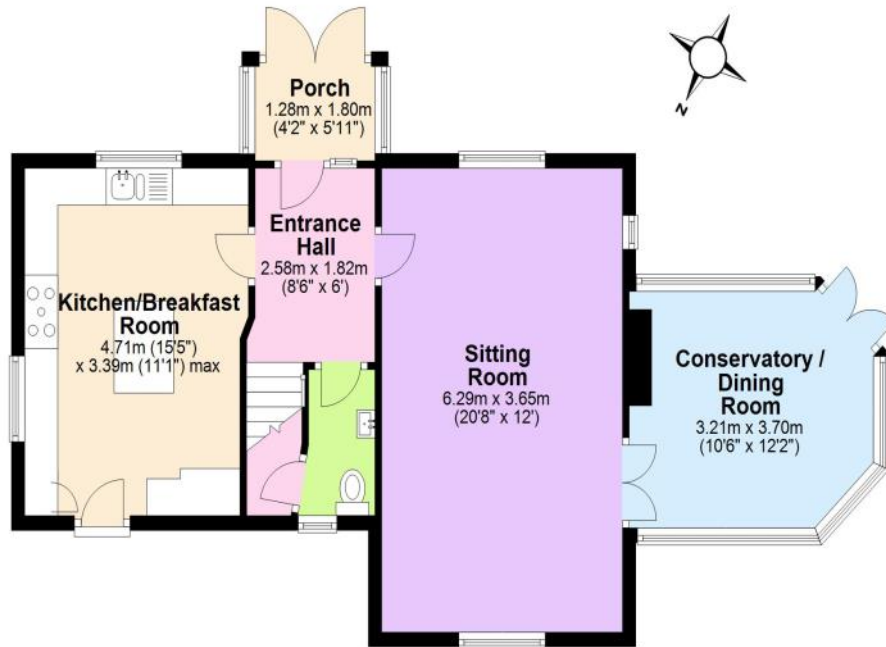
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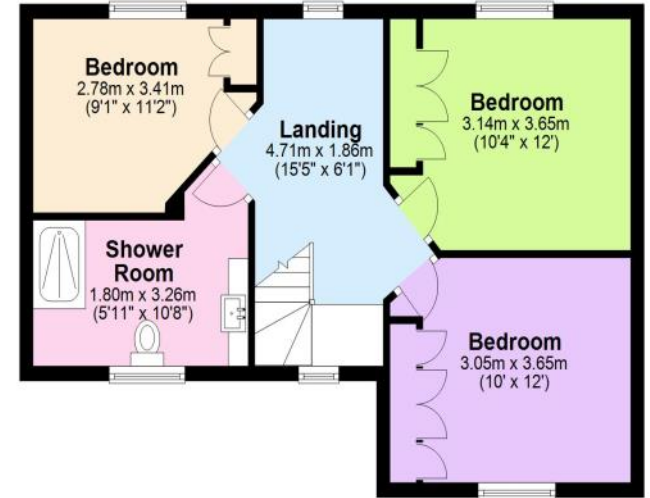
Ground Floor

Approx. 62.3 sq. metres (670.6 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



Total area: approx. 111.1 sq. metres (1196.2 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions. Plan produced using PlanUp.

Primrose Cottage, 126 Stronggrove Hill, Hungerford

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