

**MILL COTTAGE
UPPER EDDINGTON**



Marshall
Estate Agents

Mill Cottage

Upper Eddington, Hungerford, Berkshire, RG17 0HL

£1,250,000

Approximately 1.1 Miles to Hungerford
Railway Station

Approximately 8.3 Miles to Newbury

Approximately 3 Miles to M4 J14

- Freehold
- Detached Cottage
- Entrance Hall/Study
- Kitchen
- Utility Room
- Cloakroom/W.C.
- Sitting Room
- Dining Room
- Snug
- Further Kitchen/Dining Room
- Four Bedrooms
- Two En Suite Shower/Bathrooms
- Family Bathroom
- Large Balcony Overlooking the
Garden and River
- Ample Private Driveway
- Stunning Riverside Garden
- Private Location on the fringes of
Hungerford



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 stunning detached cottage occupying a wonderful position overlooking the River Kennet.

This very special house has been beautifully extended and upgraded in recent years.

On the ground floor the accommodation includes a Study, a fabulous bespoke Kitchen, a useful boot room and a Cloakroom/W.C. There are three large reception rooms all of which enjoy excellent natural light from the bi-fold doors which connect seamlessly to the garden.

Upstairs, there are four double Bedrooms two of which could serve as the principal. The Bedrooms are served by a high quality Bathroom and two en-suites. A first floor Balcony offers glorious views over the garden and the River.

If desired, one wing of the house could be an independent Annexe.

Outside

The cottage is situated in a quiet lane. Directly opposite there is a substantial driveway offering parking space for several cars and there is further parking space and a large store shed to the side.

The jewel in the crown of this house is the wonderful garden which backs directly onto a gentle tributary of the river Kennet.

The garden includes a paved sun terrace and outdoor entertaining area leading to a well kept lawn that leads down to the river.

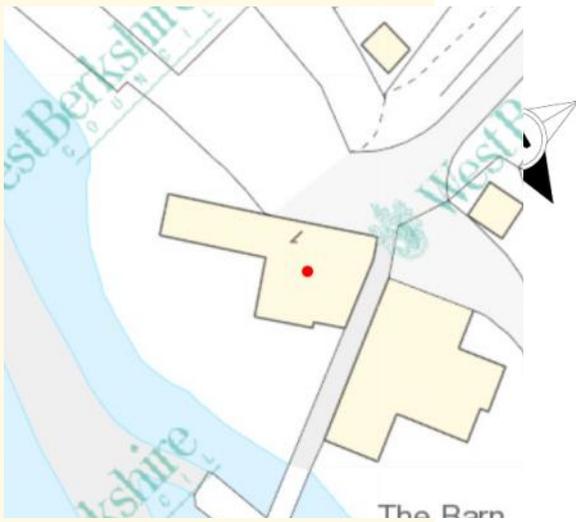
The garden enjoys glorious views and a sunny aspect.







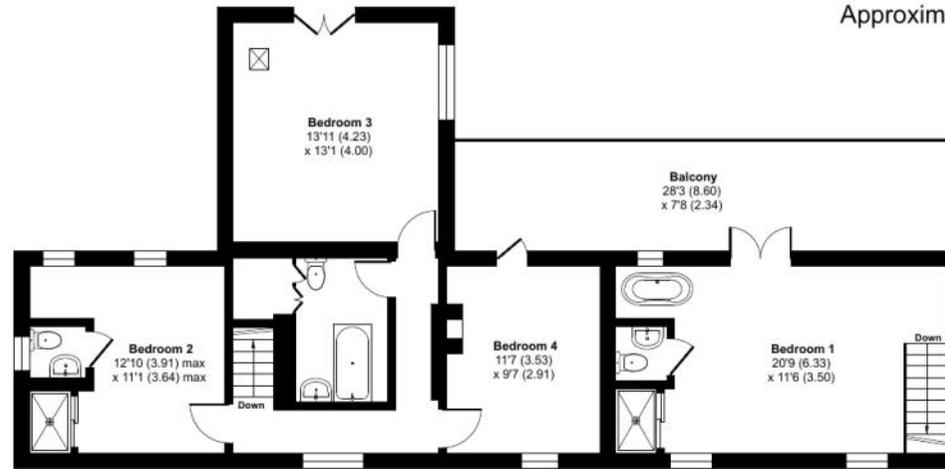




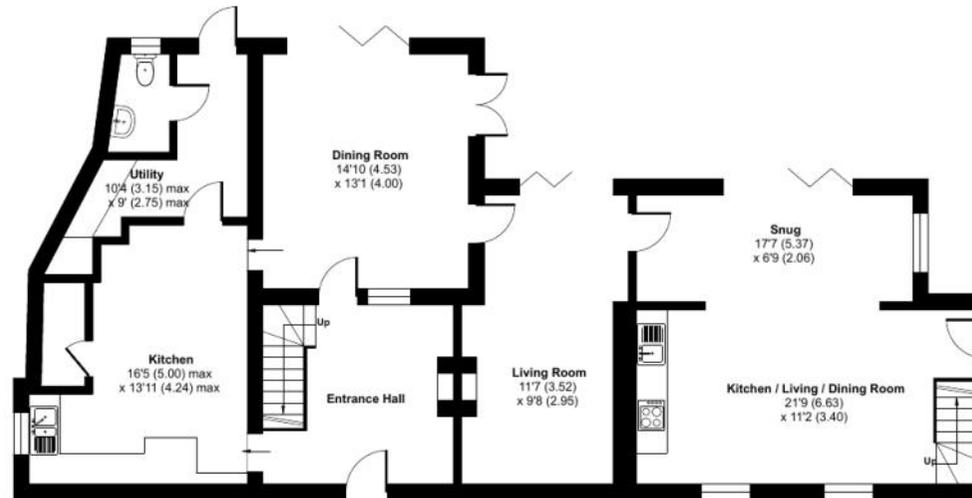
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Approximate Area = 2145 sq ft / 199.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Marshall Estate Agents Ltd. REF: 1418140



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains Electricity
Mains Gas
Mains Water & Drainage

Council Tax Band: D

What 3 Words Location: ///swoop.throw.divided

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