



**21 Bearwater, Charnham Street, Hungerford, Berkshire RG17 0NN**

A spacious, two-bedroom house overlooking the estates beautiful meadow grounds and set in private gardens just a short walk from the centre of the bustling market town.



**Entrance Hall**

**Downstairs W/C**

**Sitting Room**

**Dining Room**

**Kitchen**

**Two Double  
Bedrooms**

**Bathroom**

**Garage**

**Patio Garden**

**Conservatory**

**999year Lease (from  
1984)**

**No Ground Rent**

**55+ Age Covenant.**

## The Property

21 Bearwater is a beautifully presented two-bedroom house positioned in the sought-after west side of the estate, overlooking the well-maintained estate gardens at the front, and the meadows at the back.

The inviting hallway leads to a well-placed downstairs cloakroom with excellent storage and washing machine. The spacious, open plan light-filled sitting room has a feature fireplace. The adjoining dining room is a great space for entertaining, with a useful hatch through to the kitchen, and leads straight through to the bright conservatory with uninterrupted views over the estate's meadows.

The kitchen has an excellent range of fitted floor and wall units, along with an integrated fridge freezer and freestanding electric oven. This leads out onto the south-west facing patio, complete with motorised awning.

The upstairs landing has a large area which can be utilised as a study area. There are two double bedrooms both with large built-in wardrobes / storage space and a main bathroom, complete with bath, overhead shower, W/C and two basins.

There are thermal radiators and double glazing throughout along with a large partially boarded loft, accessed via a folding ladder, providing useful extra storage.

A single garage, with light and power, is located in a block nearby.

**Guide Price: £ 525,000 (Leasehold)**

## Directions to Bearwater

From the M4 take the A338 Salisbury Road south to Hungerford and the Kennet valley. At the T junction with the A4 at the bottom of Eddington Hill turn right past Oxford Street on your right and cross over the River Kennet. At the junction with the Bear Hotel continue along the A4 towards Marlborough and into Charnham Street.

Pass Charnham Lane on your right and the entrance to Bearwater can be found in a short distance on the left.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01488 684700 / 07384 818 387 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



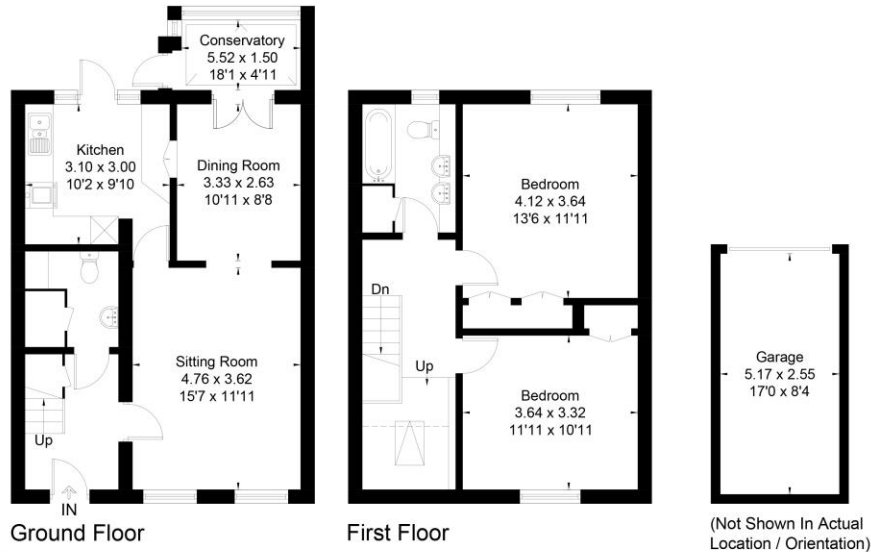
Bedroom 1



Bedroom 2



Bathroom



Conservatory with views over the meadow

**Approximate Gross Internals: 102.4 m<sup>2</sup> / 1102 ft<sup>2</sup>    Service Charge: £5,144 pa    Energy Performance Rating: TBC    Council Tax Band: F**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.



## Bearwater

Bearwater is a beautiful estate with its own lake, set in five acres of grounds on the banks of the River Dun. The two-bedroom properties are arranged around two well-established garden squares. Despite the attractively-remote feel, just a short walk across two wooden bridges and along a pretty riverside path brings you into the centre of Hungerford, arriving near the John o' Gaunt Inn.

With its many original and beautiful buildings, this small historic town perfectly fits its setting in the North Wessex Downs Area of Outstanding Natural Beauty. It has both essential shops and interesting independent retailers, being especially well-loved by antique collectors, and it hosts a weekly general market and a monthly farmers' market. There are a number of unique cultural events that take place every year, including the ancient ceremony of Tutti Day and an Arts Festival. The town also has a mainline station and is close to the M4. The local area offers a wide variety of opportunities to explore the outdoors, from gentle walks along the canal at Hungerford Wharf and strolls amongst the famous snowdrops at Welford Park, to the stunning views across the county atop the hills of Combe Gibbet.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties..

## Services and Amenities at a Glance



35 PROPERTIES  
BUILT 1987



RESIDENT  
ESTATE  
MANAGER



GARDENER



5 Acres



RIVERSIDE  
GARDEN

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.



Bearwater Lake



Hungerford Town Hall



Kennet & Avon Canal



The Three Swans Hotel

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PROPERTY

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