



# Willow Cottage

5 Bath Road, Hungerford, Berkshire, RG17 0HE

marc allen



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Guide £750,000

An individual detached cottage that has been extended to provide a comfortable and spacious family home.

## Description

The accommodation includes good hall space, a sitting room with a fireplace and a conservatory with fabulous views across the meadow. There is also a very useful study and downstairs cloakroom/utility. The kitchen has ample space for a table and there is a fireplace with a woodburner. There is a cosy dining room and a snug/playroom. On the first floor there is a generous landing and five bedrooms in all, together with a family bathroom. The master bedroom has a fireplace, an en-suite shower room and a walk-in wardrobe. Outside there are extensive grounds laid to grass with a natural pond, a wide driveway and a fabulous backdrop across water meadows.

## 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).

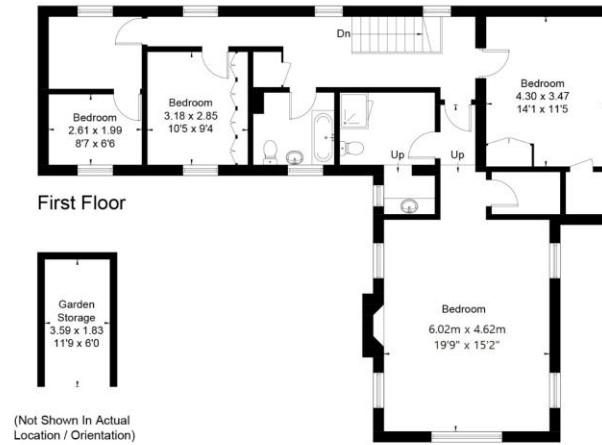
## Directions

From our office turn right down the High Street, right at The Bear Hotel and continue on the A4. Willow Cottage will be found along on the right hand side opposite the garden centre.

- Entrance Hall
- Sitting Room
- Conservatory
- Study
- Kitchen/Breakfast Room
- Cloakroom/Utility
- Dining Room
- Inner Hall
- Snug/Playroom
- Five Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Driveway
- Gardens



Approximate Floor Area = 245.5 sq m / 2642 sq ft  
(Excluding Garden Storage / Sheds)



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

#### Porch

Door to:-

#### Entrance Hall

Tiled floor. Built-in cupboard.

#### Sitting Room

19' 7" (5.98m) x 15' 1" (4.6m). Brick fireplace. Oak finish flooring. Two radiators. Doors to:-

#### Conservatory

14'4" (4.36m) x 14'1" (4.28m). With stone flooring and doors to the garden.

#### Study

11' 4" (3.45m) x 8'11" (2.72m). Radiator.

#### Kitchen/Breakfast Room

20'6" (6.24) x 17' 1" (5.21m). Fitted with a range of 'painted' finish wall and base units with granite work surfaces over. Single drainer sink unit with a mixer tap. Appliance space. Brick fireplace with a woodburner. Tiled floor. Radiator. Larder cupboard. Space for a table.

#### Cloakroom/Utility

With a w.c. and wash hand basin. Plumbing for automatic washing machine. Appliance space. Radiator. Tiled floor.

#### Dining Room

15' 2" (4.62m) x 12' 10" (3.92m). Brick fireplace with a beam over. Exposed floorboards and ceiling timbers. Doors to garden.

#### Inner Hall

With storage.

#### Snug/Playroom

Part-vaulted ceiling.

#### Staircase gives access to landing

Access to loft. Two radiators.

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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.

#### Bedroom 1

19' 9" (6.02m) x 15'2" (4.62m). Fireplace with a Victorian style surround. Two radiators. Walk-in wardrobe.

#### En-Suite Shower Room

With a shower enclosure, wash hand basin with cupboards below and w.c. Heated towel rail.

#### Bedroom 2

14' 1" (4.30m) max x 11' 5" (3.47m) max. Built-in wardrobe. Airing cupboard with hot water tank and immersion heater.

#### Bedroom 3

10' 5" (3.18m) x 9'4" (2.85m). Built-in wardrobe. Radiator.

#### Bedroom 4

8' 7" (2.61m) x 6'6" (1.99m). Radiator. Walk through to:-

#### Bedroom 5

8' 7" (2.62m) x 6' 7" (2.01m).

#### Bathroom

A white suite comprising panelled bath with side taps, wash hand basin and w.c. Tiled surrounds. Radiator.

#### Outside

There are double gates and a driveway giving access to the property with ample parking for numerous vehicles. The garden is laid to grass with mature trees, a natural pond and fabulous views views across the meadow at the rear. There are various covered stores, sheds and a chicken run.

#### Services

Mains electric, private water supply and septic tank. Appliances, where fitted, have not been tested nor have forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

