

WATERSIDE LODGE HUNGERFORD



Marshall

Estate Agents

Waterside Lodge

Upper Eddington, Hungerford, Berkshire, RG17 0HL

£1,295,000

Approximately 0.8 Miles to Hungerford
Train Station

Approximately 8 Miles to Newbury

Approximately 2.8 Miles to M4 J14

- Freehold
- Detached Chalet House
- Idyllic Waterside Location
- Situated in a Private Lane
- Five Minutes Walk From Hungerford
- Entrance Hall
- Drawing Room
- Sitting Room
- Stunning Garden Room Over The Water
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom/W.C.
- Four Bedrooms
- En-Suite Bathroom
- Family Shower Room
- Large Integral Garage
- Ample Driveway
- Beautiful Riverside Gardens
- Gas Fired Central Heating
- Solar Panels
- Solar Thermal System
- 10Kw Storage Battery



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

Waterside Lodge is a very special detached home occupying an idyllic location beside a gentle chalk stream tributary of the River Kennet.

The house enjoys lovely views and sits side by side with the surrounding nature.

The accommodation includes an impressive kitchen boasting an AGA and an adjoining breakfast area with tall vaulted ceiling and Velux style windows that bathe the room in natural light. There is also a comfortable Drawing room and a Sitting room both of which have feature fireplaces.

The jewel in the crown of this home is the stunning cantilevered extension which has created a striking Garden room and Dining room with full length sliding windows connecting seamlessly to the outdoors and also leading to a waterside balcony.

A Utility room and a Cloakroom complete the ground floor.

Upstairs, Four generous Bedrooms are served by an en-suite Bathroom and a family shower room.









Outside

The property sits in a private lane shared with the neighbouring property and accessed through an electric gate.

There is a large driveway leading to the double garage which has power and light and an internal door connecting to the house.

The garden itself extends to the side and rear of the property and includes lovely waterside patio area's and expansive lawns interspersed with mature trees and shrubs. There is a well tended fruit and vegetable garden and two useful store sheds, a car port and a chicken run.





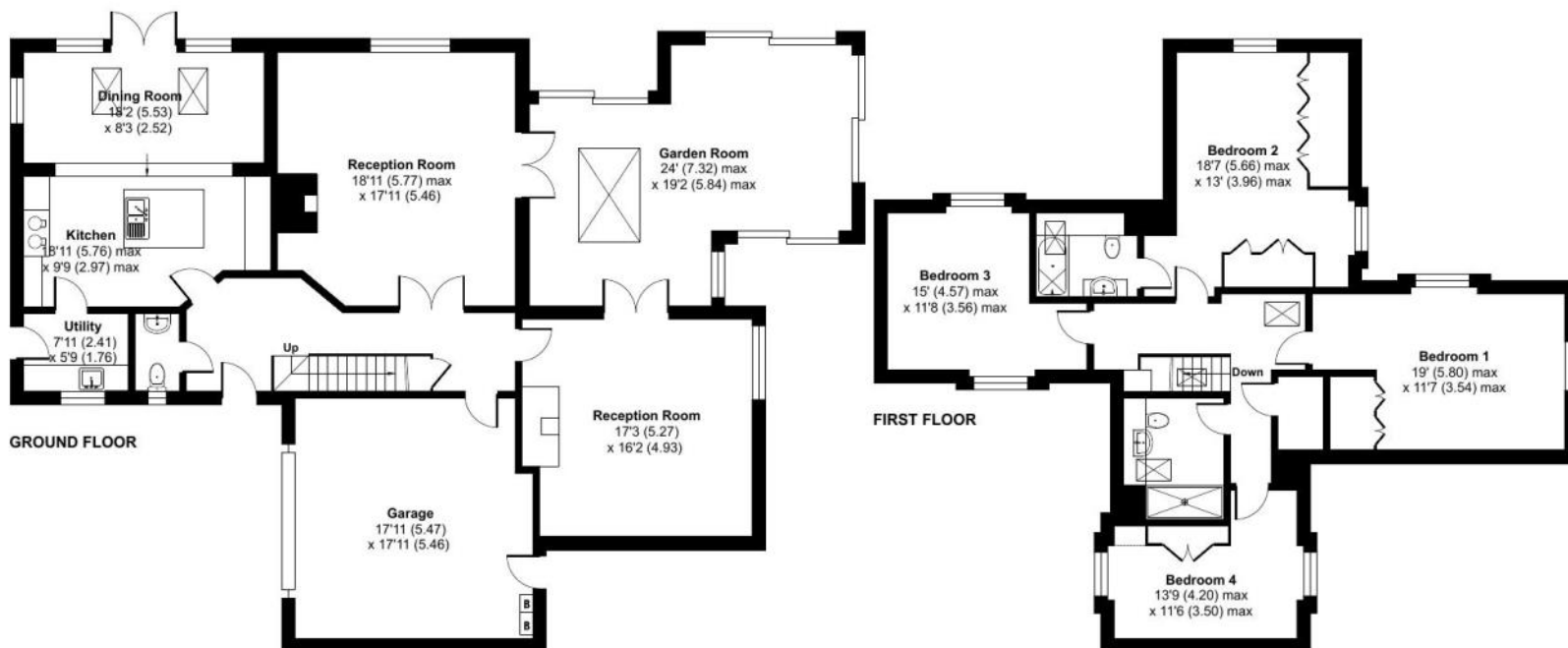
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage
Mains Gas
Mains Electricity

Council Tax Band: G

What 3 Words Location: ///corkscrew.chapels.tasters



Upper Eddington, Hungerford, RG17

Approximate Area = 2656 sq ft / 246.7 sq m

Limited Use Area(s) = 4 sq ft / 0.3 sq m

Garage = 314 sq ft / 29.1 sq m

Total = 2974 sq ft / 276 sq m

For identification only - Not to scale



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: 1513895



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