

**GODWIN HOUSE
HUNGERFORD**



Godwin House

31A Park Street, Hungerford, Berkshire, RG17 0EA

£550,000

Approximately 0.1 Miles to Hungerford
Railway Station

Approximately 8.6 Miles to Newbury

Approximately 3.4 Miles to M4 J14

- Freehold House
- Forming Part of a Fabulous Conversion of the Local Police Station
- Built to an Exceptionally High Standard around Six Years Ago
- Entrance Hall Area
- Cloakroom/W.C.
- Sitting Room
- Fabulous Kitchen/Dining Room
- Two Double Bedrooms
- Sumptuous En-Suite Shower Room
- Beautifully Fitted Family Bathroom
- Gas Central Heating
- Double Glazing
- Private Driveway for Two Cars
- Private Low Maintenance Garden
- Located Just Minutes From The Railway Station and the High Street



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, a building society and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.



The Property

A very special character house located in the heart of Hungerford just a few minutes walk from the High St, the Railway Station and Hungerford Common.

This lovely home was built to an exceptionally high standard and adjoins the Victorian police house which was restored around six years ago.

The well designed accommodation includes a comfortable Sitting room with French doors leading out to the garden and a fabulous Kitchen/Dining room boasting integrated appliances and bespoke cabinets and work surfaces. Tall ceilings and large sash windows give this home a welcoming atmosphere.

A cloakroom/W.C. completes the ground floor and stairs rise to the first floor where two double Bedrooms are served by a sumptuous en-suite shower room and equally impressive main Bathroom.

Subtle decor tones and high quality carpets and floor coverings give the property a contemporary finish.

Outside

To the front of the house there is a two car driveway flanked by lavender and laurel. A pathway to the side with gated entrance leads to the front door and in turn the pretty garden at the rear.

The garden itself offers a good degree of seclusion and has been designed with low maintenance in mind.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage

Mains Gas

Mains Electricity

Council Tax Band: D

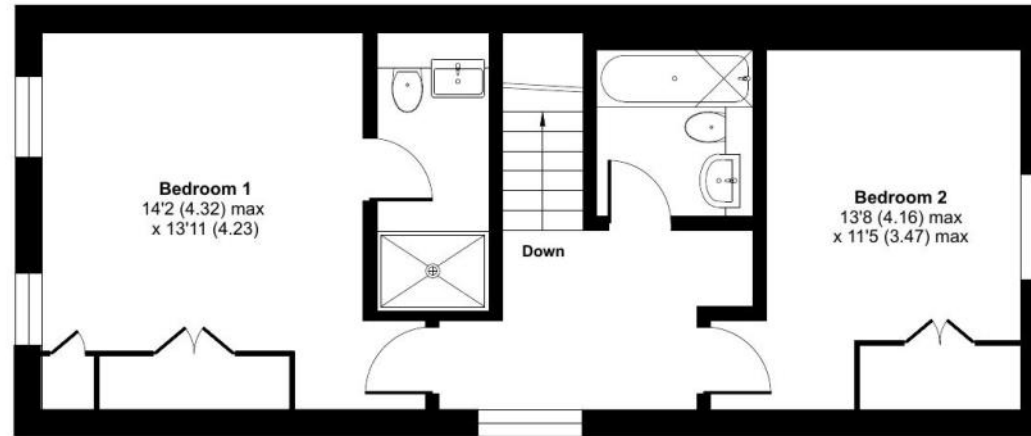
What 3 Words Location: ///proudest.padlock.position



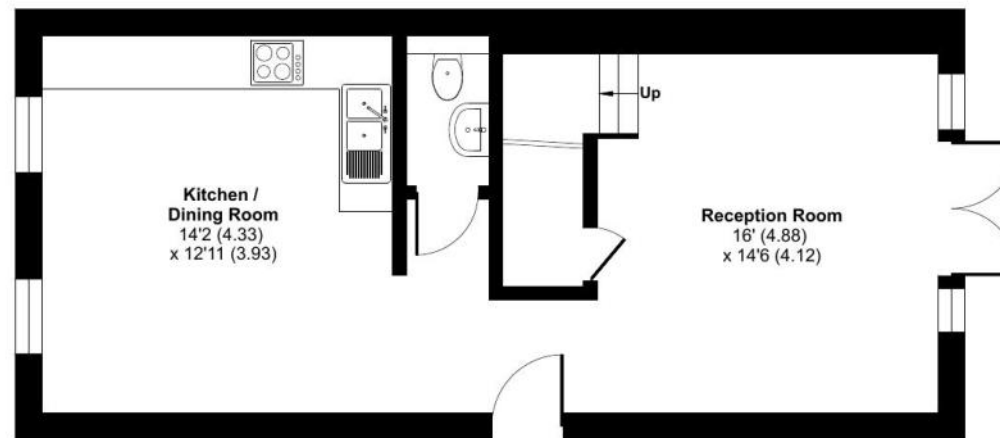
Park Street, Hungerford, RG17

Approximate Area = 954 sq ft / 88.6 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). © nchecon 2026. Produced for Marshall Estate Agents Ltd. REF: 1513893



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