



2 Charnham Street  
Hungerford, Berkshire, RG17 0EP





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Guide £475,000

An outstanding Grade II listed property that has been considerably improved, with attention to detail throughout creating a very comfortable home within the heart of the town.

### Description

The property retains great character throughout and includes two reception rooms that share a central fireplace, a tastefully fitted kitchen and a useful utility room with a cloakroom. The fabulous sitting room/garden room is flooded with natural light and opens directly onto the walled garden. On the first floor there is a generous landing which has ample space for a desk and furniture. There are two double bedrooms with exposed beams and a beautifully fitted bathroom that includes a shower. Outside there is a driveway at the front and a thoughtfully designed walled garden with a sunny aspect at the rear. There is also a fully insulated studio which provides an ideal space for hobbies, work from home etc. A viewing is strongly advised to fully appreciate the overall qualities of this unique home.

### 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

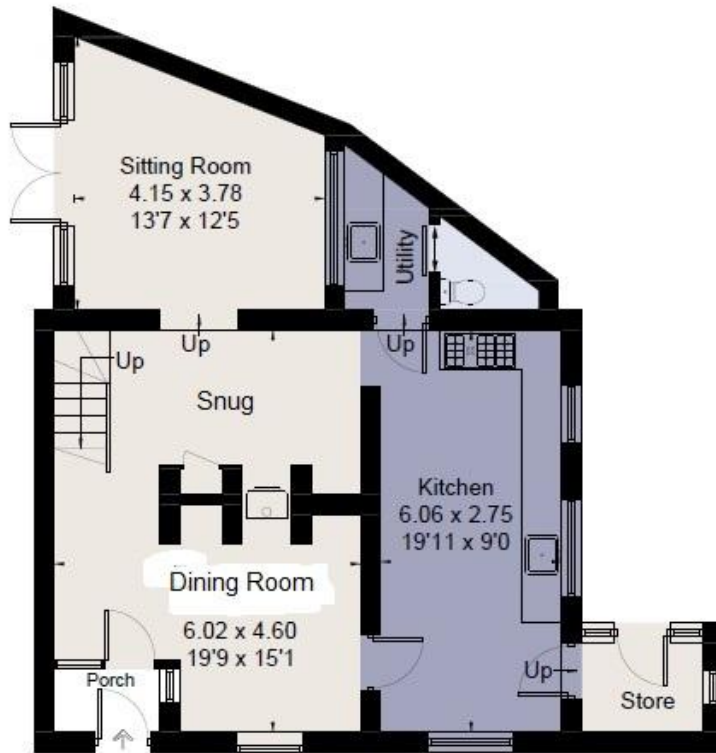
From our office turn right down the High Street and right at The Bear Hotel. The property will be found on the right hand side just past 'Great Grooms'.



- Entrance Hall
- Dining Room
- Kitchen
- Side Hall
- Utility
- Cloakroom
- Snug
- Sitting Room/Garden Room
- Two Double Bedrooms
- Bathroom
- Driveway
- Rear Garden

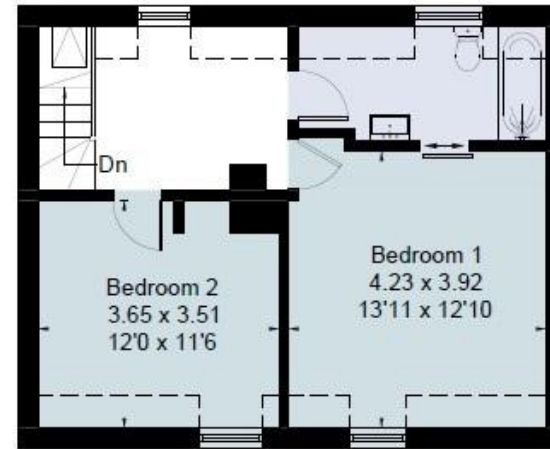


Approximate Floor Area = 117.4 sq m / 1264 sq ft



Ground Floor

- Reduced head height below 1.5m



First Floor



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

Door to:-

**Entrance Hall**

With glazed inner door to:-

**Dining Room**

Exposed brick fireplace with a double sided woodburning stove. Traditional style radiator. Fitted shelving. Art Select Karndean flooring.

**Kitchen**

Tastefully fitted with a range of base units with solid wood worktops and tiled surrounds. Sink unit with a mixer tap. Space for a range cooker with an extractor over. Integrated slimline dishwasher. Larder cupboard (with power for an integrated appliance if required). Radiator. Art Select Karndean flooring.

**Side Hall**

Radiator. Door to front.

**Utility**

With a surface mounted basin, work surface over and cupboard below. Plumbing for automatic washing machine. Appliance space.

**Cloakroom**

With a w.c. Radiator.

**Snug**

Exposed brick fireplace and woodburning stove (shared with the dining room). Built-in cupboards. Traditional style radiator. Stairs for first floor.

**Sitting Room/Garden Room**

A fabulous room with a roof light and doors to the garden. Art Select Karndean flooring. Traditional style radiator.

**Staircase gives access to landing**

A generous space with room for a desk, furniture etc. Exposed brickwork and good natural light.

**Bedroom 1**

Exposed beams. Radiator. Range of wardrobes. Access to loft.

**Bedroom 2**

Exposed brick chimney breast and beams. Radiator.

**Bathroom**

Beautifully fitted to include a panelled bath with 'telephone' taps, shower over and screen. Wash hand basin with a drawer below. Wood finish flooring. Exposed beam. Traditional style flooring.

**Outside**

There is a fabulous walled garden with a paved terrace directly to the rear, raised decking and shrub borders, all thoughtfully planted to create distinct areas in which to relax and entertain. Outside light and tap. There is a shed with power and a wood store to the side. The insulated studio is a valuable addition, with light and power making it ideal as a work from home space or hobbies room. The garden enjoys a sunny aspect and is a particular feature of the property. There is a driveway at the front with a door to the house, so ideal for unloading etc.

**Services**

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

