



# 8 Oakes Court

Hungerford, Berkshire, RG17 0JW

marc allen

[www.marcallen.co.uk](http://www.marcallen.co.uk)



## 8 Oakes Court

Hungerford, Berkshire, RG17 0JW

Guide £475,000

An attractive three bedroom home situated in a sought after courtyard development of only 15 houses and a short walk from the High Street.

### Description

The well presented accommodation includes a ground floor cloakroom and well planned kitchen with a range of cream coloured units and granite work surfaces with integrated appliances comprising washing machine, dishwasher, five ring gas hob with cooker hood over. There is also an oven with warming drawer below and combi oven over including a grill and microwave. Also incorporated into the kitchen is a Worcester Combi gas fired boiler fitted less than two years ago. The generously proportioned sitting room opens into the garden room/conservatory combining to make a very comfortable living space and dining area. On the first floor there are three bedrooms, two of which have built in wardrobes. The bathroom includes a shaped whirlpool bath with a shower over. Outside there is an enclosed garden with brick paved terrace and two steps down to grass area and shrub beds. There is also a 15' x 8' shed that could possibly be converted to a home based office. A viewing is highly recommended to fully appreciate the overall qualities and lifestyle opportunity that this property offers.

### 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

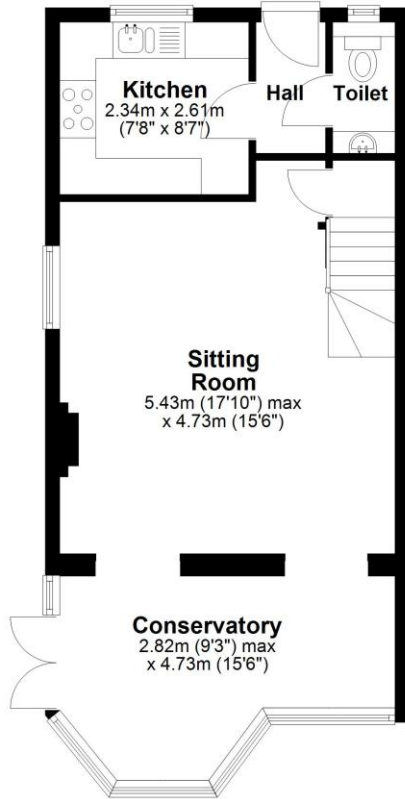
From our office, turn right down the High Street and left at mini roundabout onto Church Street. Follow along and turn left into Church Way. Then turn left into Honeyfields then turn right, and No. 8 Oakes Court will be found on the left hand side.



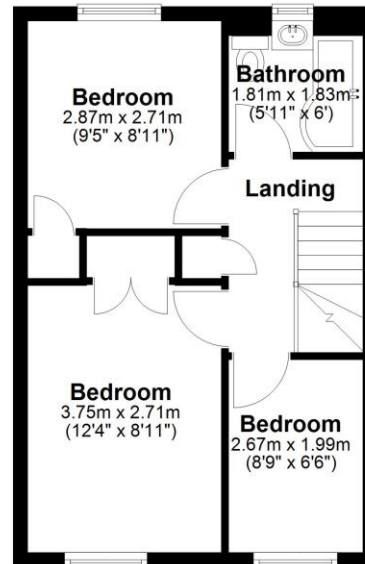
- Entrance Hall
- Cloakroom
- Kitchen
- Sitting Room
- Garden Room/Conservatory
- Three Bedrooms
- Bathroom
- Gardens



**Ground Floor**  
Approx. 45.8 sq. metres (492.7 sq. feet)



**First Floor**  
Approx. 34.9 sq. metres (375.8 sq. feet)



Total area: approx. 80.7 sq. metres (868.5 sq. feet)



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

### Porch

Door to:-

### Entrance Hall

Wood effect flooring. Radiator.

### Cloakroom

With a wc and wash hand basin. Tiled surrounds. Radiator.

### Kitchen

Fitted with a range of cream fronted wall and base units with drawers, granite work surfaces over and tiled surrounds. Sink unit with a mixer tap. Built in electric oven, grill and oven/microwave, plus warming drawer. Gas five burner hob with a stainless steel splashback and extractor over. Integrated dishwasher and washing machine. Cupboard housing gas fired combination boiler for domestic hot water and central heating.

### Sitting Room

With wood effect flooring. Feature fire surround with a gas fire. Radiator. Understairs cupboard. Opening to:-

### Garden Room/Conservatory

With wood effect flooring. Radiator. Doors to garden.

### Staircase gives access to landing

Access to loft. Linen cupboard.

### Bedroom 1

Built in double wardrobe. Radiator. Wood effect flooring.

### Bedroom 2

Built in wardrobe. Radiator.

### Bedroom 3

Fitted shelving and rails. Wood effect flooring. Radiator.

### Bathroom

A white suite comprising shaped whirlpool bath with a shower over, wc and surface mounted 'bowl' basin. Tiled surrounds. Chrome finish heated towel rail. Electric shaver point. Extractor fan.

### At the front of the property is

A small area of garden with a gate to the side. There is residents parking at the front.

### At the rear of the property is

A lawned garden with well stocked shaped borders extending to the side with a block paved terrace for entertaining. Garden shed. Outside lights and tap.

### 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		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

