



# Kennet Cottage

13 Oxford Street, Eddington, Hungerford, Berkshire, RG17 0ET





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## Guide £450,000

A beautifully presented detached cottage situated in the heart of Eddington, just a stones throw away from the centre of Hungerford with all of its shops and local amenities.

### Description

Kennet Cottage offers the perfect blend of quintessential charm combined with functional practicality and benefits from three double bedrooms and a private courtyard garden with a sunny aspect. The front door leads to a useful internal lobby offering space for coats and boots this in turn leads through to a larger reception room formally used as a dining area, but also a fantastic space to meet, greet and entertain. The county kitchen is fitted with a range of floor and wall mounted units with integrated appliances and tiled floor. The sitting room is the heart of the home, and being dual aspect there is good natural light from the attractive sash windows, with a log burning stove providing the perfect place to enjoy the winter evenings. This opens to a spacious garden room which has a lovely outlook over the courtyard garden. On the first floor there are three double bedrooms, two of which benefit from fitted wardrobes and all are serviced by a modern family shower room. Outside the partly walled garden is predominantly laid to patio with mature shrubs and borders. This exceptionally pretty spot is a sun trap in the summer months and features a small wooden pergola providing shade for alfresco dining, a store shed and side access. NO ONWARD CHAIN.

### 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).

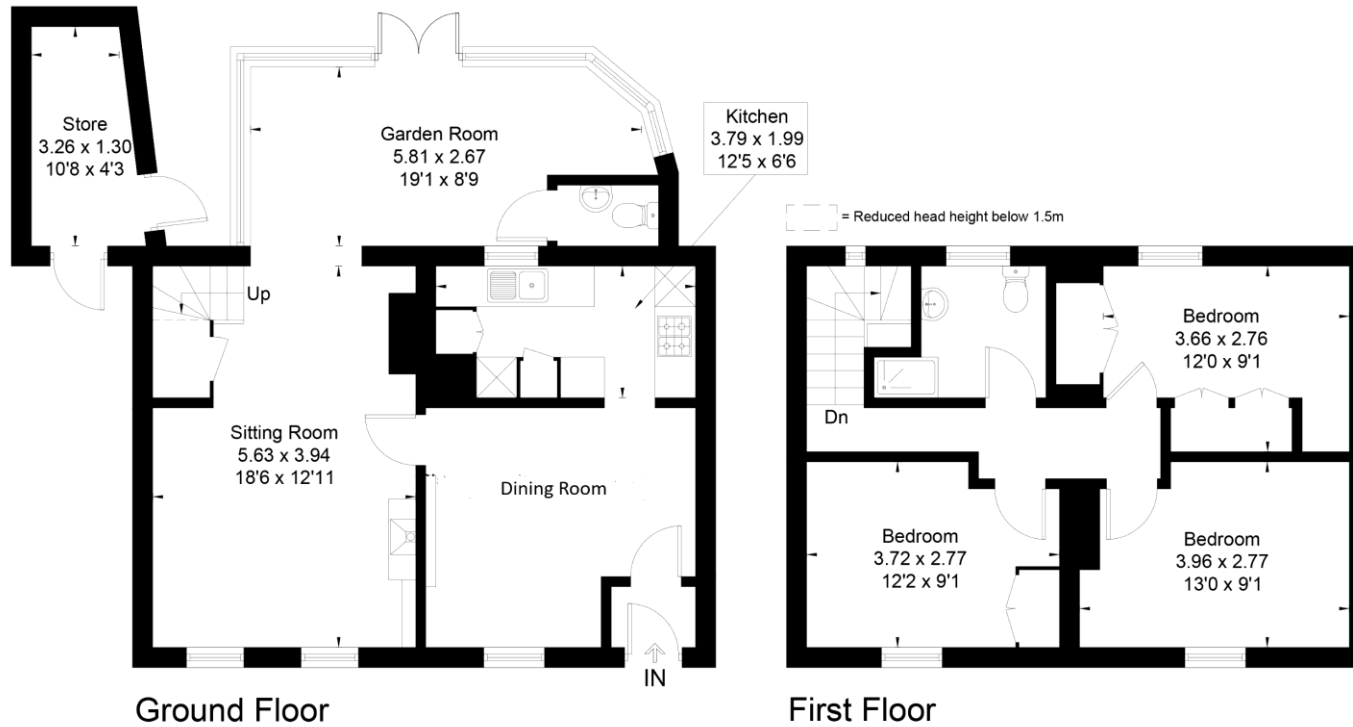
### Directions

From our office, turn right down the High Street and right at the Bear Hotel, go straight over at the roundabout and then take the next left onto Oxford Street. Kennet Cottage will be found along on the right hand side.

- Detached Cottage
- Three Bedrooms
- Fitted Kitchen
- Separate Dining Room
- Sitting Room with Log Burning Stove
- Downstairs Cloakroom
- Modern Family Shower Room
- Enclosed and Private Garden
- Gas to Radiator Heating
- NO ONWARD CHAIN



Approximate Floor Area = 108.5 sq m / 1168 sq ft  
 Store = 5.0 sq m / 54 sq ft  
 Total = 113.5 sq m / 1222 sq ft



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

Door to:

Entrance Hall

Dining Hall

Oak finish flooring. Radiator.

Sitting Room

Fireplace with a wood burning stove. Fitted cupboards and shelves. Three radiators. Exposed beams. Understairs cupboard. Opening to:-

Garden Room/Dining Room

Tiled floor. Radiator. Doors to garden.

Cloakroom

With a wash hand basin and wc.

Kitchen

Tastefully fitted and designed to maximise space, with a range of wall and base units, drawers, work surfaces over and tiled surrounds. Integrated dishwasher, fridge and freezer. Built in electric oven, microwave, hob and extractor. Open shelving, wine rack and under unit lighting.

Staircase gives access to landing

Access to loft. Radiator.

Bedroom 1

Built in wardrobes and overhead storage. Radiator. Cupboard housing gas fired boiler for domestic hot water and central heating.

Bedroom 2

Radiator.

Bedroom 3

Built in wardrobe. Radiator.

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Shower Room

With a shower enclosure, wash hand basin with a cupboard below and wc. Tiled floor and surrounds. Chrome finish heated towel rail. Electric shaver point. Extractor fan.

At the rear of the property is

An enclosed part walled garden that has been thoughtfully designed and planted for good interest and structure with a range of plants and shrubs. Outside light and tap. Store shed with light and power. Door to the front.

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		75 C
55-68	D		
39-54	E	43 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.