



1 LEVERTON HUNGERFORD RG17 0TA

- Newbury and Newbury Station 9.5 miles
- Hungerford and Hungerford Station 1.5 miles
- M4 (J14) 3 miles

Covered porch · sitting room with open fireplace · good sized kitchen/dining room · study/bedroom 3 · ground floor shower room/utility · 2 double first floor bedrooms · first floor bathroom · large and well established rear garden · propane central heating · Council Tax Band D · Energy Rating F

SITUATION

Hungerford is a busy market town in the Kennet Valley, with good local shops, schools, churches of various denominations and hotels. There is a main line station with commuter trains to London and the West Country, and the Kennet and Avon Canal and River Dun flow through the town with the River Kennet a little further north. The surrounding countryside is designated an "Area of Outstanding Natural Beauty" and is noted for its sporting facilities which include golf at Marlborough, Chaddleworth, Newbury and Donnington, horse racing at Newbury and walking on the various footpaths and bridleways in the surrounding countryside. Newbury, with its shopping centre and mainline station to Paddington is within 9.5 miles, Marlborough 10 miles, Wantage and Swindon 13 and 15 miles respectively. The M4 Motorway (Junction 14) at Shefford Woodlands is 3 miles.

DESCRIPTION

1 Leverton is known as a 'pepper pot' cottage and is situated within a row of ten very pretty period thatched properties. This is Grade II and it has been well maintained and upgraded by the present vendor yet many original features have been retained so the property still offers a great deal of character. After passing through the covered porch way the front door opens into the cosy sitting room where there is an open fireplace, stairs to the first floor, exposed ceiling beams and the door to the kitchen.

SITUATED IN A PRETTY RURAL HAMLET YET WITHIN STRIKING DISTANCE OF HUNGERFORD TOWN CENTRE AND WITHIN AN EASY DRIVE OF JUNCTION 14 OF THE M4 MOTORWAY, AN ATTRACTIVE GRADE II LISTED SEMI-DETACHED PERIOD COTTAGE WITH A GREAT DEAL OF CHARM AND CHARACTER.



The kitchen has been redesigned to maximise the space creating room for a large table, with a range of wall and base units with Welsh slate work tops, space for cooker, concealed dishwasher and microwave, Belfast sink with mixer taps and a large double cupboard housing the gas boiler and fridge/freezer. There is a tiled floor throughout and a back door to the garden. To one side is the study/bedroom 3 which provides very useful additional ground floor space which could be used as a work room/study or an occasional bedroom for guests as adjoining the room is the ground floor shower room/utility. Upstairs there are 2 double bedrooms both with attractive cottage style sloping ceilings, with the main bedroom having a large built in wardrobe and the accommodation is completed by a first floor bathroom.

OUTSIDE

To the front of the property there is a gravel drive where parking is available. Behind the house is a very large, long garden which is landscaped on 2 or 3 levels and is very well stocked with a wide range of plants, shrubs and trees. The garden incorporates level areas of lawn and at the far end is a detached timber summerhouse and vegetable garden.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity and drainage, metered water from Chilton Estates, bottled gas central heating

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band D

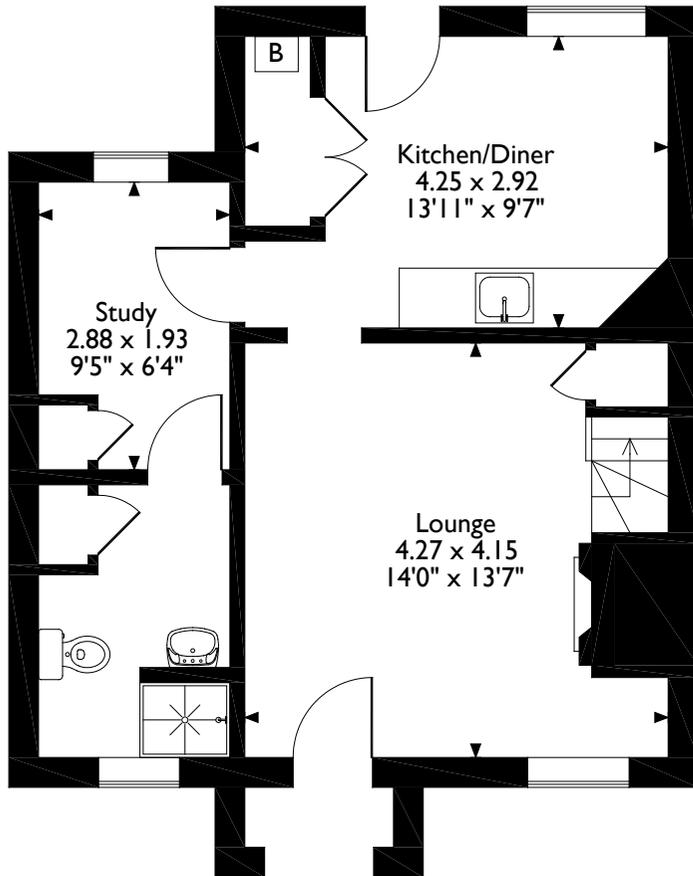
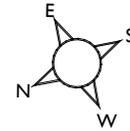
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: From Newbury head west on the A4 following signs to Hungerford. At the first roundabout turn right just before the Filling Station. Continue up the hill and take the first left turn signposted to Eddington. Continue on this road and after driving into open countryside take the first left turn at the crossroads signposted to Chilton Foliat. Continue down the lane where 1 Leverton will then be seen on the left hand side.

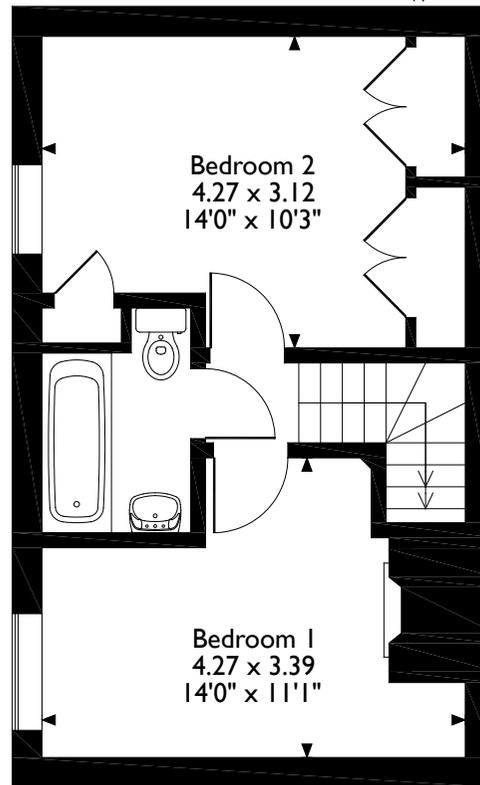


I Leverton, Hungerford, Berkshire

Approximate Gross Internal Area 74 Sq M/797 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK

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