



PAINTERS COTTAGE

6 PARK STREET, HUNGERFORD, BERKSHIRE, RG17 0EF

Russell Marshall
Estate Agents

Painters Cottage

GUIDE PRICE £435,000

6 Park Street, Hungerford, Berkshire, RG17 0EF

Hungerford Railway Station approximately five Minutes walk with links to London Paddington and the West Country.

M4 (Junction 14) Approximately 4 Miles

Newbury Approximately 10 Miles

- Freehold
- Period House
- Entrance Hall
- Open Plan Living/Dining Room
- Re-Fitted Kitchen
- Cloakroom/W.C
- Four Bedrooms
- Three En-Suite Bath/Shower Rooms
- Double Glazing
- Gas Central Heating
- Attractive garden
- Garage in Nearby Block
- No Chain

Situation

The property is situated in the heart of Hungerford just a few minutes walk from the High Street, The mainline Railway and Hungerford Common. 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, post office, banks and doctors surgery. There is also a swimming pool, sports centre, tennis and bowls club.





The Property

Painters Cottage is a lovely Period House situated in the heart of the Town just a few minutes walk from the High Street and the Railway Station. This immaculate home is presented in first class order and offers very comfortable accommodation over two floors. On the ground floor the Entrance Hall area gives access to a light and airy double aspect Living/Dining Room with a central chimney breast housing a wood burner and beautiful oak flooring which links seamlessly to the Kitchen. The re-fitted Kitchen has painted finish cabinets complimented by woodblock work surfaces and a Belfast sink and includes a built in oven, hob and fridge/freezer. A cloakroom/W.C completes the ground floor. Upstairs, there are four generous size Bedrooms served by three luxurious En-Suite Bath/Shower Rooms. Gas central heating and replacement double glazing are the finishing touch to this very special Cottage which is offered for sale with no onward chain.

Outside

At the rear of the house, at first floor level, there is an attractive low maintenance garden which enjoys a southerly aspect and a good degree of seclusion. A gate at the rear leads to Northview and a few steps away is the **Single Garage** in a nearby block. **Note:** Bedroom 4 forms a flying freehold above the neighbouring property.



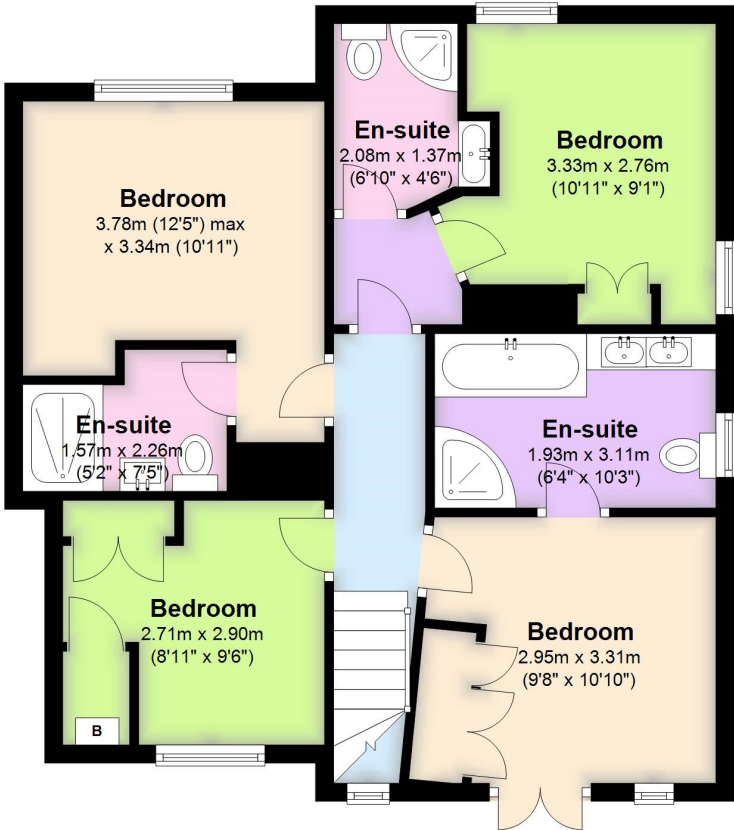
Ground Floor

Approx. 49.1 sq. metres (529.0 sq. feet)



First Floor

Approx. 58.7 sq. metres (631.4 sq. feet)



Total area: approx. 107.8 sq. metres (1160.4 sq. feet)

Services This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.
All Mains Connected Plan produced using PlanUp.

Council Tax Band E 2018/19 £2,228.28

Painters Cottage, 6 Park Street, Hungerford

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