



100 HIGH STREET
Guide Price £925,000

Carter Jonas

100 HIGH STREET HUNGERFORD RG17 0NB

– An easy short walk to a range of excellent local facilities and also a mainline train station, with regular trains to London Paddington, which is only 45 – 60 minutes.

– M4 motorway (J14) 3.2 miles

Entrance hall · cloakroom · sitting room · small sitting room · dining room/office · middle kitchen · main kitchen · three first floor double bedrooms · family bathroom · separate WC · attic room with two rooms · large and very interesting first floor loft/studio with vaulted ceiling · cellar · gated access providing to a drive for private parking and access to a single garage · large established garden with views over the town · Council Tax Band F · Energy Rating E

SITUATION

100 High Street is situated in the centre of this very active and attractive market town and is within a one-minute walk to a range of facilities and only a five-minute walk to the mainline station. Hungerford, which is situated in the North Wessex Downs Area of Outstanding Natural Beauty, is a thriving rural and historic market town, set along the River Kennet and the Kennet and Avon canal. It has a wonderful community spirit and is a great place to live, do business and to visit. It provides an excellent range of shops, schools, churches, sporting facilities 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 noted for its sporting facilities which include golf at Marlborough, Chaddleworth, Newbury and Donnington, horse racing at Newbury and walking/cycling on the various footpaths and bridleways in the surrounding countryside and along the canal. Newbury, with its shopping centre and mainline station to Paddington is within 9 miles, Marlborough 10 miles, Wantage and Swindon 13 and 15 miles respectively. www.visithungerford.com

A VERY INTERESTING AND INDIVIDUAL GRADE II LISTED FAMILY HOME SITUATED IN THIS ATTRACTIVE HIGH STREET IN THIS POPULAR MARKET TOWN, PROVIDING AMPLE ACCOMMODATION, A LARGE GARDEN OF 1/3RD ACRE, OFF-STREET PARKING AND WITH VALUABLE COMMONERS' RIGHTS.



DESCRIPTION

100 High Street has been in the same family (now six generations) since it became the residence for Macklin's Dairy, est 1884, by the current owner's great grandfather. A unique property, it is one of very few houses on the High Street to have a private gated vehicular access, leading to a garage. In addition, it has the unique benefit of an extensive garden to the rear of 1/3rd acre. The house offers 2605 ft.² of accommodation and is arranged so that the ground floor offers three reception rooms, a middle hallway/additional kitchen space, with the main kitchen behind overlooking the garden. The first floor is accessed via a curving Georgian staircase to three double bedrooms, a family bathroom and a separate WC. Stairs lead to the attic where there are two further bedrooms. Another feature of this historic property is a large loft/studio which is double aspect and offers a light-filled, space which could be used in a variety of different ways. The accommodation is completed by a usefully large, vented and dry cellar.

COMMON RIGHTS

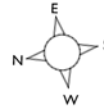
No. 100 is one of 99 houses on the High Street granted a Common right by John O'Gaunt in circa 1365. The owner of the house is a Commoner and entitled to 'fish, graze, shoot and collect watercress'. In addition, they can seek election to the ancient offices of the Town & Manor and participate in Hocktide – a unique medieval festival that has not survived anywhere else in England. The Town & Manor of Hungerford is a Registered Charity that manages 420 acres of land, rivers and marshes for the benefit of the inhabitants of Hungerford. It has elected a Constable since 1485. The 220-acre Common is only 0.4 miles walk from the house, as is Freeman's Marsh. The Kennet and Avon canal is 0.2 miles, such that the use of a car can be minimised. For more information about the Town & Manor visit www.townandmanor.co.uk.

OUTSIDE

To one side of the property there are double gates in an archway which provides vehicular access to the rear. Beyond the gates there is an area for parking and access to a single garage. The garden extends away from the property at the rear and rises, from where there are lovely views over the surrounding rooftops of Hungerford.



100, High Street, Hungerford, Berkshire
 Approximate Gross Internal Area
 Main House = 242 Sq M/2605 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Total = 260 Sq M/2799 Sq Ft



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	47 E	
21-38	F		
1-20	G		

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