



13 BRIDGE STREET
Guide Price £1,300,000

Carter Jonas

13 BRIDGE STREET HUNGERFORD RG17 0EH

- M4 (Junction 14) is about 3.5 miles
- Newbury about 8.5 miles
- Marlborough about 10 miles
- Swindon about 17 miles

FAMILY ACCOMMODATION • SEPARATE ANNEXE OR INTEGRAL ACCOMMODATION • VALUABLE SPORTING RIGHTS • WALLED GARDEN • PRIVATE PARKING FOR 4 CARS • COUNCIL TAX BAND G • ENERGY RATING D

SITUATION

13 Bridge Street is situated at the north end of Hungerford High Street, facing East, with a south-facing side elevation overlooking the Kennet and Avon canal and bridge. Within easy walking distance are the Railway Station serving Paddington and the West Country, shops and supermarkets, post office, public houses, restaurants, hotels, town hall, library, surgery, Methodist, URC and parish churches, garages and other amenities, and delightful walks along the towpath and on Hungerford Common and Freeman's Marsh. Hungerford is also well placed for daily travel to Oxford, Andover and Winchester and the M4 and A34 provide easy access to London, Heathrow, the West Country, Wales, Midlands and South Coast.

THE PROPERTY

13 Bridge Street is Grade II listed with origins going back to the 13th Century. According to the Hungerford Virtual Museum, (13 Bridge Street) the site became a tavern called the King's Head in 1557, though this was destroyed by fire in c 1609, after which it amalgamated with 12 Bridge Street and carried on trading. It was rebuilt in c1705 along with No 12. It became the wharfinger's house when the Kennet & Avon canal opened in 1798. This very interesting property has retained a number of attractive original features and offers plenty of character throughout.

A 7 BEDROOMED TOWN HOUSE SUITABLE FOR A MULTI-GENERATIONAL FAMILY, SITUATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITH A VARIETY OF BOTH RESIDENTIAL AND COMMERCIAL LETTING POTENTIAL.



The very attractive front elevation on Bridge Street is mentioned, together with no. 12, by Nikolaus Pevsner, the architectural historian in his 1936 book *Pioneers of the Modern Movement* an important point of reference in the teaching of the history of modern (building) design.

The original front entrance is off Bridge Street and the front facing room is now used as a reception room, or, subject to planning, could be utilised for commercial letting purposes, as a shop or office. This was its use until the present owner retired from business in 2022 and closed her office. The use was then returned to a residential one.

COMMONERS' RIGHTS

Attached to the property are desirable Commoners' rights which are granted to a limited number of houses in Hungerford. These rights date back to about 1255 and include three days per week fishing on the Rivers Kennet and Dun, arguably one of the best trout streams in the South of England. The desirable grazing rights allow the keeping of at least two cattle on the Common which, when used in conjunction with the Hungerford Graziers' Association, may provide a profit and an opportunity to buy some excellent beef. Five Constables of the Town and Manor of Hungerford have lived in the property in previous years. More information can be found at www.townandmanor.co.uk.

OUTSIDE

South-facing walled garden well maintained with flower beds, two lawns, summer house, greenhouse, fish pond, raised beds, various wooden sheds. Area at the rear for compost compartments. Paved area and a patio with table and chairs and a fire pit area with seating. There is a small south facing courtyard garden with views over Canal Walk, the Kennet and Avon canal, and the canal bridge. There is parking for 4 cars but, subject to planning, the side garden, currently raised beds, would provide further space for parking/a garage or other vehicle storage.

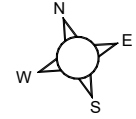
ADDITIONAL INFORMATION

Services: All mains services including gas central heating (2 boilers and 2 gas supplies)

Local Authority: West Berkshire Council 01635 551111



BRIDGE STREET, HUNGERFORD
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 2,909 SQ FT / 270 SQ M
 RESTRICTED HEAD HEIGHT AREA = 221 SQ FT / 21 SQ M
 ANNEXE = 690 SQ FT / 64 SQ M
 SUMMER HOUSE = 115 SQ FT / 11 SQ M
 TOTAL (INCLUDING RESTRICTED HEAD HEIGHT AREA) = 3,935 SQ FT / 366 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000
 newbury@carterjonas.co.uk
 51 Northbrook Street, Newbury, RG14 1DT
carterjonas.co.uk
 Offices throughout the UK

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