

9 Leverton
Guide Price £395,000

Carter Jonas

9 Leverton
Hungerford
RG17 0TA

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.

– Newbury town and station 9.5 miles
– Hungerford town and 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 bathroom • 2 double first floor bedrooms • first floor wc • large and well established rear garden • electric storage heaters



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

9 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 by the 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.

The kitchen has been designed to maximise the space creating room for a table, with a range of wall and base units, with cooker, hob, freestanding fridge/freezer and dishwasher. There is the original floor 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 bathroom. Upstairs there are 2 double bedrooms both with attractive cottage style sloping ceilings and the accommodation is completed by a first floor WC. There is a large loft space with the potential for conversion into an additional large double bedroom.

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 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 brick built store shed and vegetable garden. There are very nice views over farmland from the front and rear of the property.

Additional Information

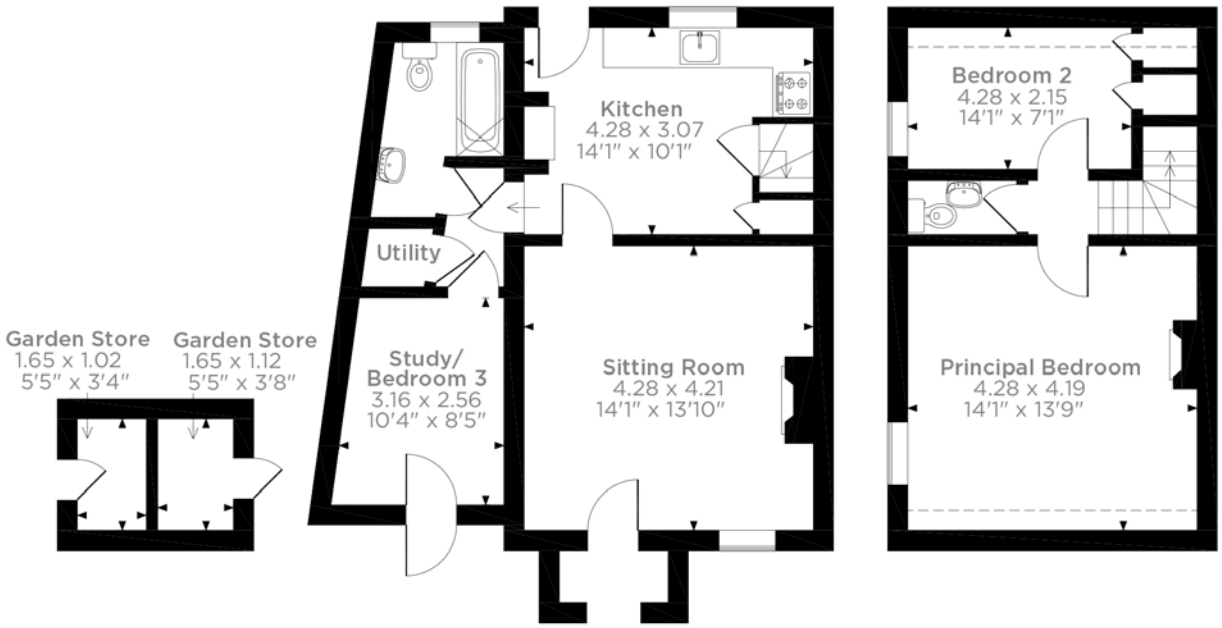
Tenure: Freehold
Services: Mains electricity, metered water and drainage from Chilton Estates, electric storage heaters
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band D
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: From Newbury head west on 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.







9, Leverton, Hungerford
Approximate Gross Internal Area
Main House = 79 Sq M/850 Sq Ft
Outbuilding = 4 Sq M/43 Sq Ft
Total = 83 Sq M/893 Sq Ft



Outbuilding 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.





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