



Church Lane

Cricketts

Church Lane, Hungerford, RG17 0HX

£375,000



- 🏠 Entrance hall
- 🏠 Living room with feature fireplace and wood burning stove
- 🏠 Large kitchen/ dining room
- 🏠 Two bedrooms
- 🏠 Shower room
- 🏠 Gas fired central heating
- 🏠 Parking area
- 🏠 Access to a boarded loft with fitted ladder and light
- 🏠 Large, well kept West facing garden
- 🏠 Walking distance to Hungerford Town
- 🏠 Council tax band C

DESCRIPTION

A charming and delightful Victorian mid terrace cottage situated in the heart of the medieval market town of Hungerford, within walking distance of the railway station which has a direct line into London Paddington, a range of retailers, coffee shops, pubs and excellent walks along The Common.

TO APPRECIATE THE CHARACTER AN INTERNAL VIEWING IS HIGHLY RECOMMENDED

The property has been very well maintained by its current owners to a high standard and benefits from exposed ceiling and wall timbers, original oak flooring and gas fired central heating. The accommodation comprises:- reception hallway, lounge with wood burning stove, large kitchen which has been fitted with a range of kitchen furniture and an island bar. Off the kitchen there are stairs leading to the first floor landing, two double bedrooms and a family bathroom.

To the outside front of the property there is a divided large garden part of which is mainly laid to lawn with flower and shrub borders with paved seating area. The rear part of the garden has been utilised as a kitchen vegetable garden with a green house. There is a parking area nearby.

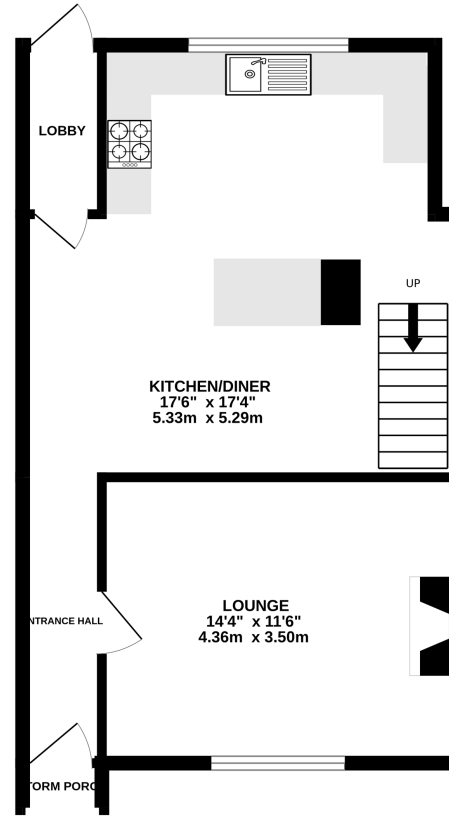
Directions

Proceed west out of Newbury on the A4 for approx. 10 miles, upon entering the town bear left at the roundabout bear left and at the Bear Hotel continue into The High Street. Church Lane will be found a few yards along from the French Bistro.

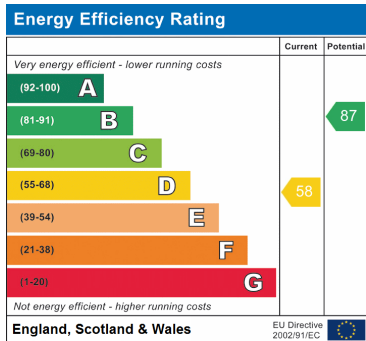
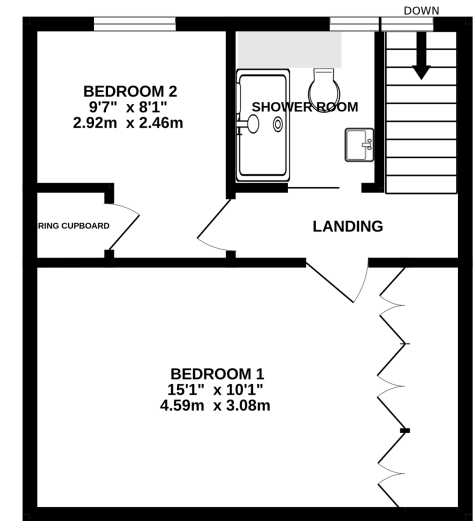
Local Information

Hungerford is a popular historic market town in Berkshire, with the picturesque Kennet & Avon canal running through it and charming walks into the nearby countryside and Hungerford Common. The town is well known for its antique arcades and pretty tea rooms and is the only place in the country to have continuously celebrated Hocktide or Tutti Day (the second Tuesday after Easter). Amenities also include a range of stores, a supermarket, butchers, salons, clothes shops and a variety of cafés, restaurants and pubs. Hungerford has a strong sporting tradition with cricket, football, rugby and netball clubs plus a longbow archery and running club. Newbury is approximately 10 miles from Hungerford and has a large range of facilities including a twice weekly street market in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops along with larger department stores and the Park Way shopping complex. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs, several golf courses and the famous Newbury Racecourse. Hungerford is situated on several transport routes; including the M4 (junction 14) and the A4. There is also a railway station with regular services to Newbury, Reading, London Paddington and the South West.

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452

