



Perch House

£475,000

Hungerford, Berkshire, RG17 0LD

M4 Junction 14 Approximately 4 Miles

Hungerford Railway Station Approximately 1 Mile
With Links To London Paddington And The West Country

Newbury Approximately 9 Miles

- Three Storey Detached House
- Entrance Hall
- Cloakroom/W.C
- Sitting Room
- Study Nook
- Kitchen/Dining Room
- Garden Room
- Four Bedrooms
- En-Suite Shower Room to Master Bedroom
- Family Bathroom
- Additional W.C
- Garage
- Attractive Garden
- Glorious Views

Situation

Perch House is situated in Atherton Road, just off Hungerford High Street. 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 a bowls club.





The Property

Perch House is a wonderful modern detached house in an elevated position with glorious views across Hungerford and the surrounding countryside.

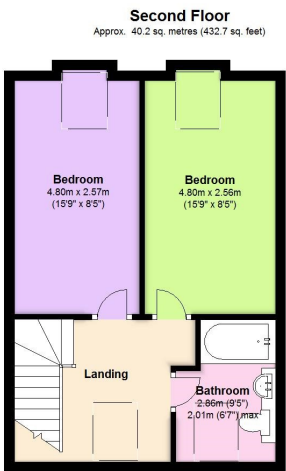
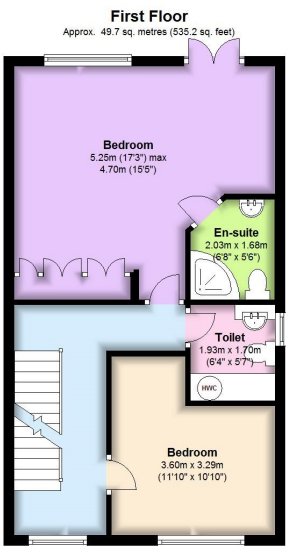
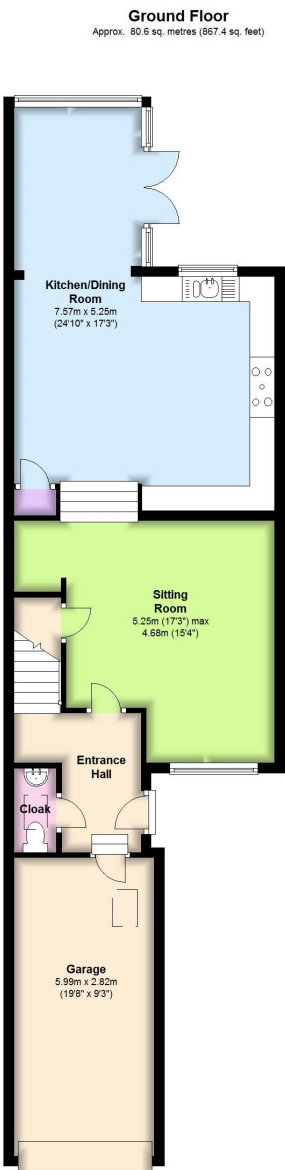
On the ground floor there is an Entrance Hall with a personal door to the Garage and a Cloakroom/W.C. There is a bright and airy open plan Siting Room which leads down to the Kitchen/ Dining Room and in turn the Garden Room with double doors onto the sunny garden.

Stairs rise to the first floor where the master Bedroom with Juliette balcony stretches the width of the house with an En-Suite Shower Room. Also on the first floor is a further Bedroom and additional W.C. On the second floor a further family Bathroom and two wonderful Bedrooms with Velux balconies commanding glorious views across town.

Gas central heating and double glazing add to the comfort of this lovely home.

Outside

To the front is a large driveway for several vehicles leading to the Garage with up and over electric door. To the rear the garden enjoys a sunny southerly aspect with mature shrubs and trees.



Services

All Mains Connected

Total area: approx. 170.5 sq. metres (1835.2 sq. feet)
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.
Plan produced using PlanUp.

Perch House, Atherton Road, Hungerford



01488 686867
www.russell-marshall.co.uk
19 High Street
Hungerford, Berkshire, RG17 0NL

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property any appliances mentioned or general services and any intending purchase must rely upon an inspection of the property.

Russell Marshall Estate Agents is a trading name of RM Property Developments. Registered in England and Wales. No. 4872266. Registered Office Griffins Court, 24-32 London Road, Newbury, Berks RG14 1JX