

The Old Post Office

2 Oxford Street, Eddington, Hungerford, Berkshire, RG17 0ET

marc allen





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Guide £495,000

A fabulous period three storey property situated in a pretty hamlet on the edge of Hungerford.

Description

The property retains great character throughout and includes a sitting room with bay windows, good ceiling height and a fireplace with a woodburner. The kitchen has been tastefully refitted sitting in a smart contemporary style, blending well with exposed wall beams, a gas fired range and engineered real wood (walnut) flooring, which runs throughout the ground floor. The kitchen has ample room for a table, with double doors leading to the garden to create a very sociable and relaxing space. There is also a useful downstairs cloakroom/utility room. Stairs rise to the first floor where there are two bedrooms and a nicely fitted bathroom that includes a shower. The second staircase leads to the top floor bedroom which has good natural light and excellent fitted storage. Leading from the kitchen is a beautiful courtyard garden which is part walled and low maintenance perfect for relaxing and entertaining. The property is only a ten minute walk to the train station and the High Street and there is a pleasant river walk on the doorstep. A viewing is strongly advised the overall qualities of this unique home .

Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

Directions

From our office, turn right down the High Street and right at the Bear Hotel. Go straight over at the roundabout, and then turn left onto Oxford Street, No.2 will be found along on the right hand side.

- Private courtyard garden not overlooked.
- Excellent road and rail transport links
- Views of the River Kennet
- Walnut flooring throughout ground floor
- Woodburner with slate hearth and oak beam mantle in well-proportioned sitting room
- FTTP broadband internet
- Spacious kitchen/dining with solid granite worktops
- Contemporary style bathroom
- Three floors
- Beautifully Appointed
- Period Property






Approximate Floor Area = 127.7 sq m / 1374 sq ft
(Including Eaves)







To view this property call Marc Allen Estate Agents on 01488 685353

Door to:

Sitting Room
Engineered real wood (walnut) flooring. Open fireplace with a woodburning stove and beam over. Fitted cupboards and shelves.

Kitchen/Dining Room
Fitted with a smart contemporary range of wall and base units with drawers, granite work surfaces and upstand. Under unit sink unit with a mixer tap. Gas fired Rayburn for cooking, heating and hot water. Engineered real wood (walnut) flooring. Understairs cupboard. Recessed lighting. Exposed wall beams. French doors to garden.

Inner Lobby
Fitted shelving.

Cloakroom/Utility
With a wc and radiator. Plumbing for automatic washing machine and appliance space. Walnut finish flooring.

Staircase gives access to landing
Exposed wall beams. Airing cupboard with hot water tank. Fitted cupboard and shelving.

Bedroom 1
Exposed wall beams. Radiator. Sash window.

Bedroom 2
Currently used as an office, but can fit a double bed if used as a bedroom. Radiator. Hanging rail.

Bathroom
Tastefully fitted with a white suite comprising panelled bath with a separate shower over (including hand held spray) wc and distinctive surface mounted petrified wood (Stonewood) basin with cupboards below. Electric under floor heating. Recessed glass shelving.

Bedroom 3
With a range of fitted wardrobes and cupboards. Eaves storage. Radiator.

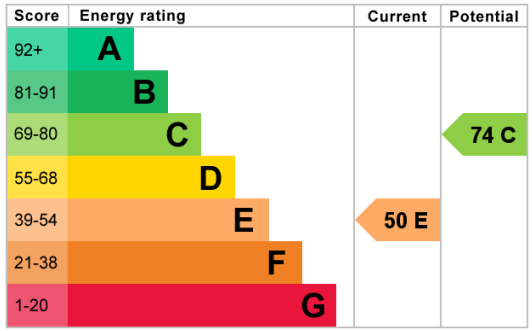
At the rear of the property is
A lovely part walled low maintenance style garden with a covered store for logs etc, Outside lights.

Services
All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.









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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.