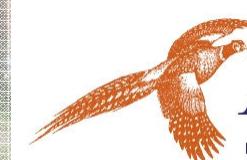




2 Leverton,  
Near Hungerford, Berkshire, RG17 0TA

 **Nye & Co**  
RESIDENTIAL SALES & LETTINGS

# A two bedroom, semi-detached, Grade II listed thatched cottage situated in an idyllic location on the outskirts of Hungerford.

Full of character charm | Entrance porch | Ground Floor | Living room | Kitchen with oil fired Rayburn | Bathroom with shower over bath  
Study | Two double bedrooms | Electric heating | Large rear garden with stunning views | Space to front for parking | No onward chain

Guide Price £420,000

## SITUATION

The second house in the row of Pepperpot Cottages, situated in the picturesque rural hamlet of Leverton, which is only about one mile from Hungerford and an easy drive to Junction 14 of the M4. The property overlooks open fields to the front. Nearby Hungerford itself offers a range of local shops including, butcher, bakers, post office, newsagents, chemist, off licence and supermarket. The town is renowned as a centre for antiques, has a primary school and secondary schooling. A mainline railway station has trains to London (Paddington).

## DESCRIPTION

The property has an abundance of character including thatched roof,

exposed beams, a large brick fireplace and original cottage latch doors.

Accommodation comprises open entrance porch, living room with large brick fireplace (the chimney is flue lined), kitchen/breakfast room with oil fired Rayburn and door onto the garden, large downstairs bathroom with electric shower over bath and study with door opening out to overlook open fields. Upstairs there are two double bedrooms. The property has electric heating. The large well kept rear garden is a particular feature with patio, lawn, flowerbeds, summerhouse and shed. To the top of the garden there are stunning views over Hungerford. There is parking to the front of the property. Being sold with no onward chain.

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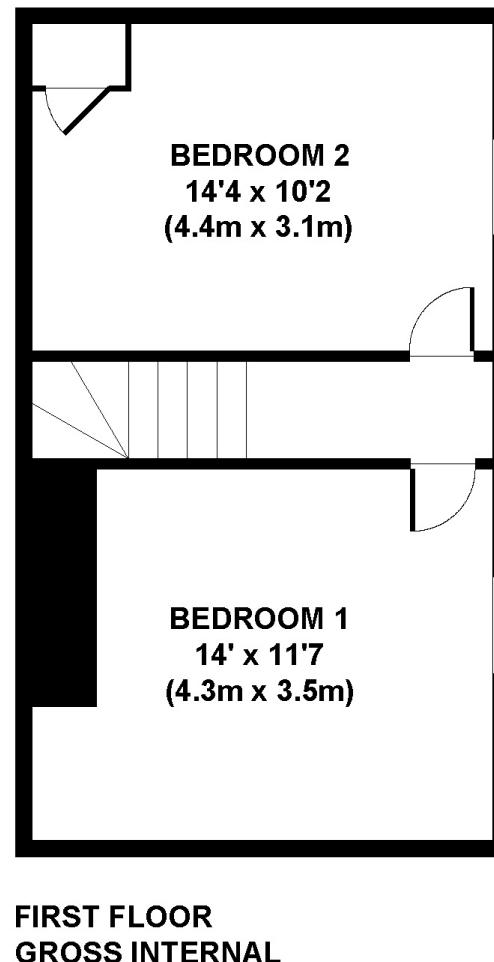
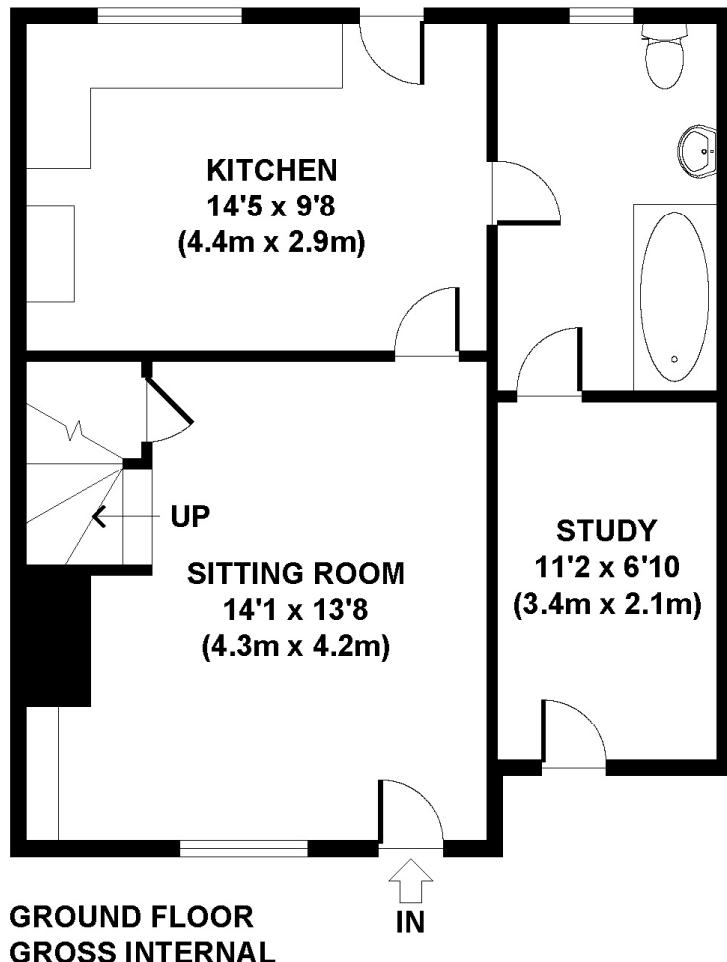
## COUNCIL TAX

Band D £2,024.08 for year 2021/2022.

## DIRECTIONS

From our offices in Hungerford proceed down the High Street and turn left at The Bear Hotel. Turn next right towards Swindon and Chilton Foliat and follow the road into Chilton Foliat. Once in the village take the right hand turn just over the bridge towards Leverton and proceed along this road for approximately a mile and No 2 Leverton will be found on the right hand side.

AGENTS NOTE: In accordance with the Estate Agents Act 1979, we would like to inform potential purchasers that this property is owned by an employee of Nye & Co estate agents.



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**Compliant with RICS code of measuring practice.**  
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