

**5 FAULKNOR SQUARE
HUNGERFORD**



Russell Marshall
Estate Agents

5 Faulknor Square

Hungerford, Berkshire, RG17 0ER

Guide Price **£475,000**

Hungerford approximately 1/4 mile with train links to London Paddington (approximately 1 hour) and the West Country

Approximately 3 miles to the M4 junction 14

Approximately 7 miles to the A34

- Freehold
- Grade II Listed Georgian Townhouse
- Three Floors
- Brand New High Quality Kitchen
- Sitting Room with Fireplace
- Large Master Bedroom Suite with Walk in Dressing Room and sumptuous En-Suite Bathroom
- Three Bedrooms in total
- Further En-Suite Shower Room
- Gas Central Heating
- Delightful Courtyard Garden with Sunny Aspect
- Two Private Parking Spaces
- Attractive Courtyard Style Setting



Situation

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, a post office, two building societies and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.



The Property

An elegant Grade II listed Town house situated in an attractive courtyard style setting just a few minutes walk from the town centre.

This lovely home is arranged over three floors and includes a bright and airy double aspect Sitting Room with a wood burner and French doors leading out to the rear garden. Also on the ground floor, a brand new high quality Kitchen/ Breakfast room with integrated double oven and hob.

Upstairs, the master Bedroom Suite occupies the entire first floor and is served by a luxurious en-suite Bathroom and a separate Dressing Room.

On the top floor there are two further Bedrooms and a Shower Room

The property retains immense character with period features and exposed beams evident throughout.

Overall, a very special home with a welcoming atmosphere.

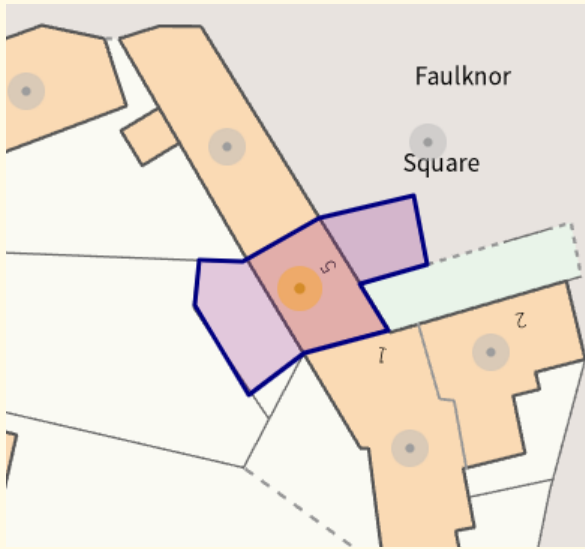
Outside

Outside, there are two private parking spaces at the front and to the rear there is a delightful courtyard garden which enjoys a sunny aspect and a good degree of seclusion.

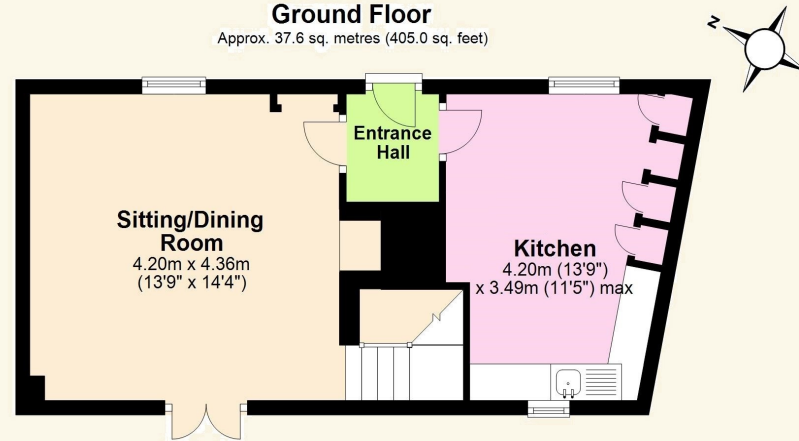






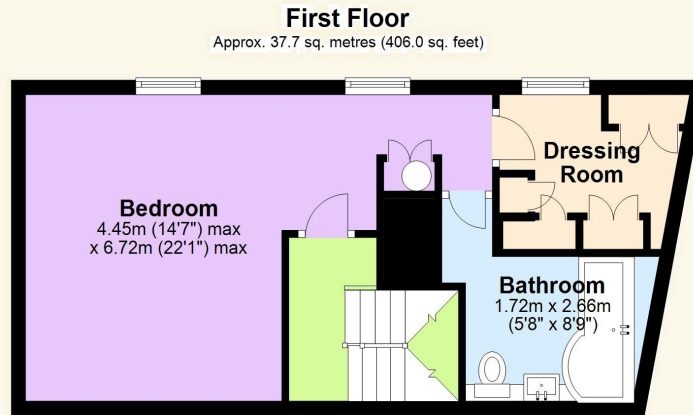


Ground Floor
Approx. 37.6 sq. metres (405.0 sq. feet)

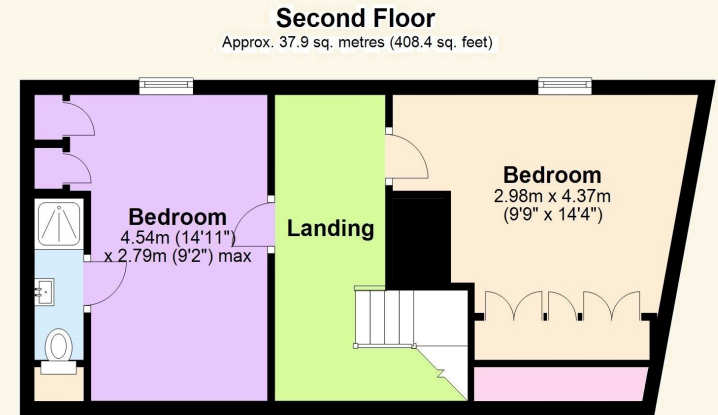


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

First Floor
Approx. 37.7 sq. metres (406.0 sq. feet)



Second Floor
Approx. 37.9 sq. metres (408.4 sq. feet)



Total area: approx. 113.3 sq. metres (1219.4 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.

5 Faulknor Square, Hungerford

Services

- Mains Gas
- Mains Water & Drainage
- Mains Electricity

Council Tax Band: F

What 3 Words Location: ///restores.penny.products



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