147 PRIORY ROAD
HUNGERFORD, RG17 0AP

£675,000
Hungerford, Berkshire, RG17 0AP

‘A magnificent detached house with glorious views’

M4 Junction 14 approximately 4 Miles
Hungerford Railway Station Approximately 1/2 Mile
With Links To London Paddington and The West Country
Newbury Approximately 9 Miles

- Detached House
- Entrance Hall
- Cloakroom/w.c
- Sitting Room
- Dining Room
- Breakfast Room
- Kitchen
- Utility Room
- Conservatory
- Six Bedrooms
- Master Bedroom with balcony and En-suite Shower Room
- Family Bathroom
- Garage
- Gated Driveway
- Mature Gardens

Situation
The property is located in a highly sought after residential area close to the Secondary School and Hungerford Common. 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 a swimming pool, sports centre, tennis and bowls clubs.
The Property

This magnificent detached house occupies a large secluded plot on the edge of the town with glorious far reaching views across the neighbouring playing fields and countryside beyond. Boasting almost 3000 square feet of accommodation this impressive family home includes a sitting room with a fireplace, a separate dining room, a breakfast room and a well appointed kitchen with an adjoining utility room. There is also a wonderful conservatory measuring approximately 31 x 18’ at it’s widest, with two pairs of French doors opening onto the rear garden. A cloakroom/w.c completes the ground floor. Upstairs, there are six generous sized bedrooms. The double aspect master bedroom has an en-suite shower room and doors leading out to a lovely balcony, the perfect spot for breakfast whilst admiring the view. The remaining bedrooms are served by a modern family bathroom.

Outside

The house stands in a large plot with double gates at the front opening onto a wide driveway and parking area leading to the integral single garage. Mature trees provide a good degree of seclusion. At the side and rear of the house there is a large paved sun terrace/outdoor entertaining area and a neatly lawned garden interspersed with mature shrubs and ornamental fruit trees.

Ground Floor

**Sitting Room**
- 5.4m x 3.3m

**Dining Room**
- 5.2m x 3.5m

**Breakfast Room**
- 4.1m x 2.9m

**Conservatory**
- 3.6m x 4.2m

**Kitchen**
- 3.2m x 2.7m

**Utility Room**
- 2.1m x 1.8m

**Garage**
- 5.1m x 2.8m

First Floor

**Bedroom 1**
- 3.6m x 4.8m

**Bedroom 2**
- 3.2m x 2.8m

**Bedroom 3**
- 2.6m x 2.2m

**Bedroom 4**
- 2.5m x 2.0m

**Bedroom 5**
- 2.4m x 1.9m

**Bedroom 6**
- 2.4m x 1.9m

**Bathroom**
- 2.0m x 1.3m

**Landing**
- 4.0m x 2.5m

**Balcony**
- 2.0m x 0.8m

**Bedroom with en-suite**
- 2.5m x 2.0m

Total area: approx. 273.7 sq. metres (2947.9 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.

147 Priory Road, Hungerford

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