THE GABLES,

Upper Eddington, Hungerford, Berkshire, RG17 0HH

“A Stunning Brand New Detached House in a Private Gated Close”

Hungerford approximately 1 mile to Railway Station with 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
- Detached House
- Newly Built
- 10 Year NHBC Warranty
- Entrance Hall
- Drawing Room
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Four Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom
- Attractive Gardens
- Double Garage
- Driveway and Parking Space
- Gas Central Heating
- Cat 6 Data Cabling
- Fully Alarmed
- Gated Entry

Situation

The property is situated in an exclusive private close of just two houses with entry via electric gates and intercom system. Upper Eddington is approximately 1 mile north of Hungerford. 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 and tennis/bowls club.
The Property

The Gables is a stunning brand new detached house situated in an exclusive private gated close of just two properties. This outstanding new home has been designed, built and finished to an impeccably high standard and is offered for sale with a 10 year NHBC warranty. On the ground floor the generous sized entrance hall leads to a sitting room with a fireplace housing a wood burner, a drawing room and a cloakroom/W.C. The large open plan kitchen/dining room is a particular feature and includes numerous integrated appliances and painted finished units complimented by granite work surfaces and tiled flooring. Triple doors from both the kitchen/dining room and the sitting room, open onto the rear terrace and garden. A useful utility room completes the ground floor. Upstairs the galleried landing leads to four very well proportioned bedrooms. The master and second bedrooms each have luxuriously appointed en-suite shower rooms and the remaining bedrooms are served by an equally sumptuous family bathroom. The property benefits from gas fired central heating, excellent energy rating and double glazing throughout. There is a fully installed and functioning alarm system.

Outside

Entrance to the private gated close is via intercom / remote controlled electric double gates at the head of the close. The Gables has a double width garage with up and over doors, power, light and attic storage. Further parking space to the side of the garage. Attractive well stocked shrub border. To the rear of the house there is a wide paved sun terrace and a neatly laid lawn enclosed by panel fencing. The garden enjoys a southerly aspect.
Ground Floor
Approx. 100.2 sq. metres (1086.2 sq. feet)

Double Garage
6.3m x 4.2m
(20'7" x 13'10"

First Floor
Approx. 98.6 sq. metres (1057.4 sq. feet)

Drawing Room
5.2m x 4.2m
(17'1" x 13'10"

Sitting Room
3.8m x 4.2m
(12'6" x 13'10"

Kitchen/Dining Room
7.2m x 3.9m
(23'7" x 12'10"

Entrance Hall

Utility Room
2.5m x 1.9m
(8'2" x 6'2"

Bedroom 1
4.5m x 3.0m
(14'8" x 9'10"

Bedroom 2
4.0m x 3.8m
(13'1" x 12'5"

Bedroom 3
4.5m x 3.0m
(14'8" x 9'10"

Bedroom 4
5.9m x 3.0m
(19'4" x 9'10"

En-suite

Bathroom

En-suite

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.

Total area: approx. 198.8 sq. metres (2150.6 sq. feet)

Services
Gas Central Heating

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Russell Marshall
Estate Agents

The Gables, Upper Eddington, Hungerford

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