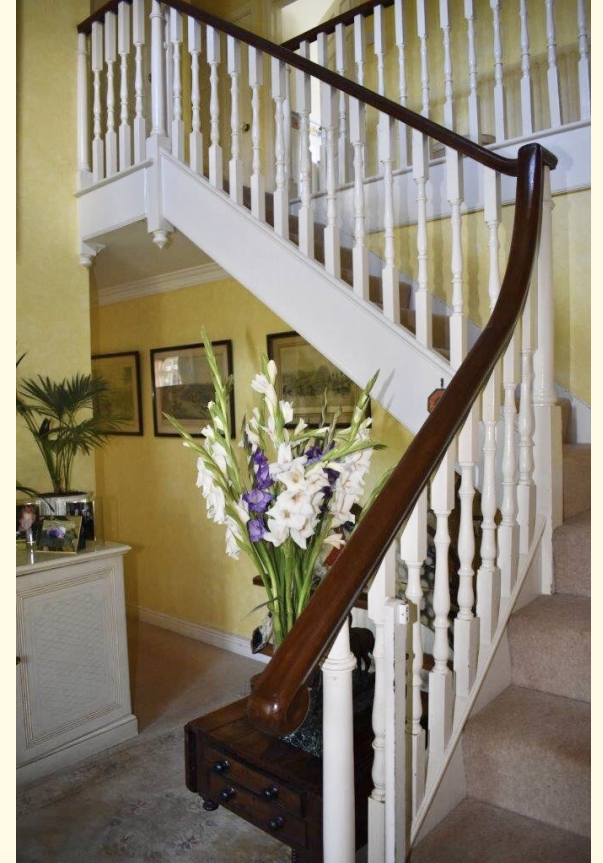


COLLEGE FARMHOUSE
EAST GARSTON BERKSHIRE



Russell Marshall
Estate Agents



College Farmhouse

Guide Price £1,195,000

East Garston, Hungerford, Berkshire, RG17 7EU



Situation

College Farmhouse is situated in the quiet and highly sought after village of East Garston, set within the Berkshire downs. The village has a good local pub and restaurant within walking distance. There is also an active social community, with numerous clubs, teams, events and activities run throughout the year. There is a village hall and club with weekly activities run for all members of the community. The larger market Town of Hungerford is a short drive away. 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 also a swimming pool, sports centre, tennis and a bowls club.

Approximately 8 Miles to Hungerford with Railway Links To London Paddington (approximately 1 Hour) and the West Country

Approximately 4 Miles to M4 Junction 14

Approximately 10 Miles to Newbury

- Freehold
- Detached House approximately 2.15 Acres in Total
- Entrance Hall
- Drawing Room
- Dining Room
- Snug
- Study
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom/W.C
- Four Bedrooms
- Two En-Suite Bathroom
- Main Shower Room
- Attractive Gardens
- Adjoining Paddock Land
- Highly Sought After Village



The Property

A substantial detached house with land, situated in the heart of this most sought after Village.

This spacious home offers great potential and combines excellent living space with attractive grounds and adjoining paddock land.

The house enjoys excellent natural light and includes a double aspect Drawing Room with an open fireplace, a formal Dining Room, Snug and Study. Also on the ground floor, a well appointed Kitchen/Breakfast Room served by a Boot/Utility Room.

The staircase rises from a rather grand hallway to the first floor where there are four generous Bedrooms served by two En-Suite Bathrooms and a main Shower Room.

In all, a very special home with a welcoming atmosphere and scope for further improvement/development subject to obtaining the relevant planning permission.



Outside

The property is approached via a private bridge that crosses the Chalk stream River Lambourn. Well tended formal gardens surround the house and include expansive lawns interspersed with mature trees and shrubs.

There is an adjacent paddock to the rear measuring approximately 0.77 Acres and a further paddock to the side of approximately 0.62 Acres which is on a lease (approximately 78 years remaining).

Total including gardens and paddock approximately 2.15 Acres.





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