





## 26 The Croft

Hungerford, West Berkshire  
RG17 0HY

A substantial Edwardian townhouse situated in the middle of Hungerford with gardens leading down to the canal

Hungerford station 0.5 mile (London Paddington just over an hour), Newbury 10 miles, Marlborough 10 miles, Reading 27 miles

Entrance hall | Drawing room | Study  
Kitchen/breakfast room | Family room | Utility room | Cloakroom | Basement comprising large room with utility area and storage | 5 Bedrooms (1 en suite) | Family bathroom | WC  
EPC rating E

Gardens | Garage | Off street parking

### About 0.34 acres

#### Location

The Croft is a lovely enclave away from the hustle and bustle of the High Street. Set around a village green, it incorporates attractive housing along with a village hall, pre-prep nursery, doctor's surgery, tennis courts and a bowling green.

Hungerford itself is famous for its antique trade and offers comprehensive shopping facilities with a practical mix of the larger supermarkets alongside charming independent shops and well known boutiques. There are also a number of pubs, restaurants and cafes.

There is a mainline station with trains to London Paddington in just over an hour and the M4 (Jct 14) is just under 4 miles away providing very good access to the national road network. The larger market towns of Newbury and Marlborough are also within easy reach.

The surrounding area is renowned for its beautiful countryside and Hungerford Common is only a short walk away, linking to the excellent network of footpaths and bridleways close by.

#### The property

26 The Croft is a stunning period family home which has been sympathetically extended and refurbished in recent years. This semi-detached Edwardian house has immense character, original period features throughout, attractive stone window surrounds to the ground floor and excellent room proportions.

On the ground floor there is a classic drawing room with an open fire place. A separate reception room offers itself as a playroom/study, and in addition the newly extended kitchen has created a superb open plan dining and living area with patio doors leading outside onto a raised terrace.

On the first floor there is a light open landing leading to four bedrooms (1 en suite), a family bathroom and an additional WC. There is a further generous sized bedroom on the top floor.

The basement has excellent storage space and houses the boiler, pressurised water cylinder and water softener.

#### Outside

To the front of the property a gravel driveway provides off street parking for a number of vehicles. The house is set well back from the road with excellent front and rear gardens which have been professionally landscaped, with beautiful flower and shrub borders and mature hedging. The detached garage is to the side of the property.

The stunning rear garden has a large area of lawn edged with paving which leads down to the canal and there are beautiful mature trees and borders. There is also a fabulous raised decking area at the back of the house which acts as an extension of the dining room if required and is perfect for outdoor entertaining.









**Floorplans**  
 Gross internal area 3,322 sq ft (308.61 sq m)  
 For identification purposes only.

**General**

**Services:** Mains water, drainage, electricity and gas.

**Local Authority:** West Berkshire Council. Tel. 01635 42400.

**Council Tax:** Band G £2,631.00 for 2015/16.

**Directions**

From Newbury, take the A4 West to Hungerford. In Hungerford, pass the Texaco garage on your left and then turn left at the mini roundabout by The Bear Hotel towards Salisbury. Proceed up the High Street crossing over the canal and take the next right turn at the mini roundabout into Church Street. Take the first right turn into The Croft and Number 26 will be found straight ahead.

**Newbury**

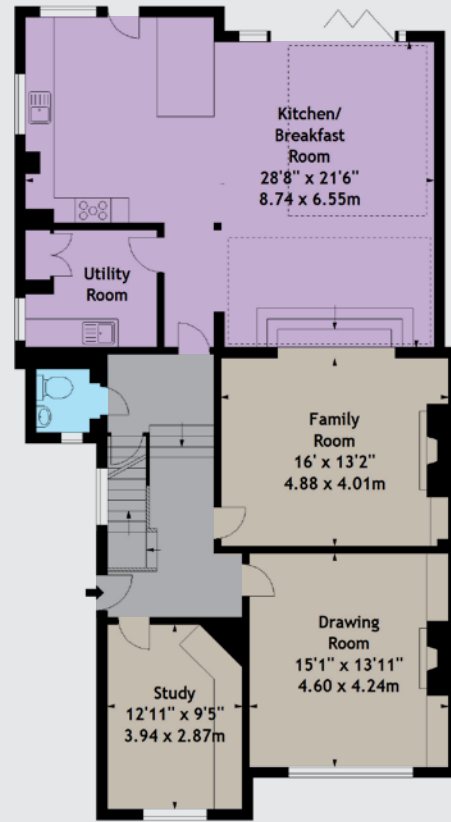
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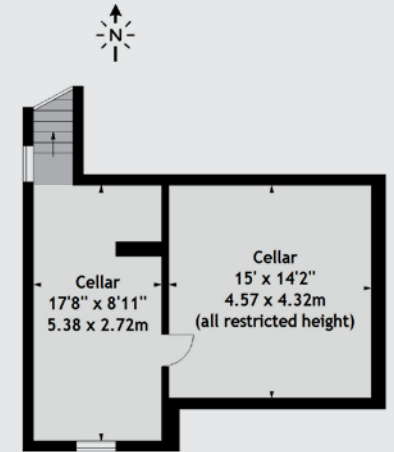
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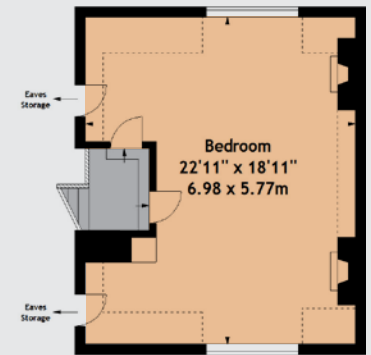
Ground Floor



First Floor



Lower Ground Floor



Second Floor

Drawn from supplied plans.  
 This floor plan is for illustrative purposes only and is not to scale.  
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