



HAWTHORN HOUSE
Guide Price £825,000

Carter Jonas

HAWTHORN HOUSE NEWTOWN HUNGERFORD RG17 0PR

- Hungerford town and mainline station 3 miles
- M4 (J14) 1 mile

Hall · sitting room · dining room · study · kitchen/breakfast room · cloakroom · utility · nice landing · principal bedroom with en suite · 3 further bedrooms · shower room · double garage · lovely south facing garden · just over ½ an acre · Energy Rating D

SITUATION

Hawthorn House is situated in Newtown which is a small village just north of Hungerford. The property is very well placed with excellent road links to both Hungerford and the M4 motorway this means that it is well placed for daily access to surrounding towns including Swindon, Oxford and Newbury, and is very commutable to London via the M4 or regular trains from Hungerford to Paddington. Hungerford is a busy market town in the Kennet Valley, with good local shops, schools, churches of various denominations and hotels, the Kennet and Avon Canal and River Dun flow through the town with the River Kennet a little further north. The surrounding countryside is designated an "Area of Outstanding Natural Beauty" and is noted for its sporting facilities which include golf at Marlborough, Chaddleworth, Newbury and Donnington, horse racing at Newbury and walking on the various footpaths and bridleways in the surrounding countryside.

DESCRIPTION

Hawthorn House is a modern detached property that has been well designed so that it takes full advantage of the south facing aspect. This means that all the principal rooms, including the main bedroom, have south facing views over the garden. Also the property is well positioned in the centre of the plot which allows it to be extended should a buyer require more accommodation.

SITUATED IN A VERY PRIVATE, YET CONVENIENT, LOCATION AN INDIVIDUAL DETACHED HOUSE WITH A LOVELY LEVEL GARDEN OF JUST OVER ½ AN ACRE.



OUTSIDE

The garden is a real feature of the house. To one side is a gravel drive providing access to the detached double garage with electric doors and there is a large area of front lawn. It then extends to the rear, where there is a wide paved terrace beyond which is a large area of level lawn which is all south facing. It is generally very private and secluded and in all it measures approximately just over ½ an acre.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, private drainage, oil fired central heating

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band F

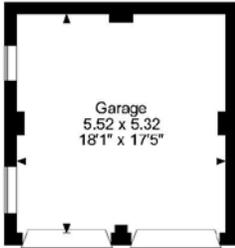
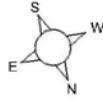
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG17 OPR

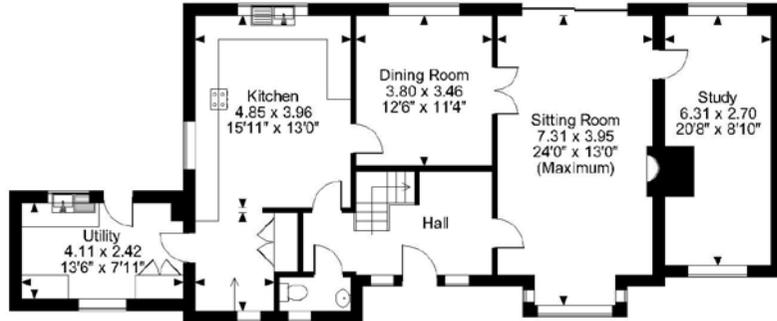
From Newbury head west on the A4 following signs to Hungerford. Before entering Hungerford, and just after the Garden Centre, turn right at the mini roundabout and head up the hill out of Hungerford towards the motorway. After approximately 2½ miles, and just after the Tally Ho Public House, turn right where Hawthorn House will then be seen after a short drive on the right hand side.



Hawthorn House, Newtown, Hungerford
 Approximate Gross Internal Area
 Main House = 2,049 sq ft / 191 sq m
 Garage = 316 sq ft / 29 sq m
 Total = 2,365 sq ft / 220 sq m

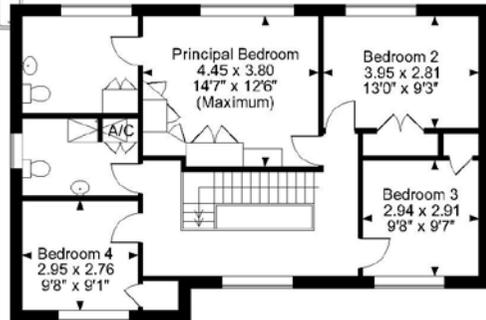


Electric doors



Ground Floor

Breakfast Room
2.47 x 2.01
8'1" x 6'7"

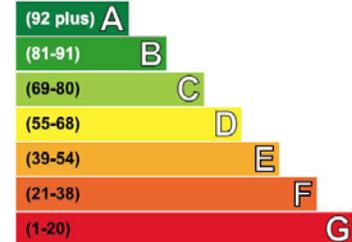


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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Very energy efficient - lower running costs



Not energy efficient - higher running costs



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