



1 Leverton

Chilton Foliat, Hungerford, West Berkshire, RG17 0TA



An absolutely charming semi detached Grade II listed “Pepperpot” cottage located in this small rural hamlet, about one mile from Hungerford.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

www.nyeandco.co.uk

Entrance porch | Living room with large inglenook fireplace | Kitchen/diner | Bedroom 3 | Downstairs shower room

Two double bedrooms | Family bathroom | Large rear garden | Lovely rural views | Exposed beams | Original cottage latch doors

Price £395,000

SITUATION

The property is situated in the picturesque rural hamlet of Leverton, which is only about one mile from Hungerford and an easy drive to Junction 14 of the M4. The property overlooks open fields to the front. Nearby Hungerford itself offers a range of local shops including, butcher, bakers, post office, newsagents, chemist, off licence and supermarket. The town is renowned as a centre for antiques, has a primary school and secondary schooling. A mainline railway station has trains to London (Paddington).

DESCRIPTION

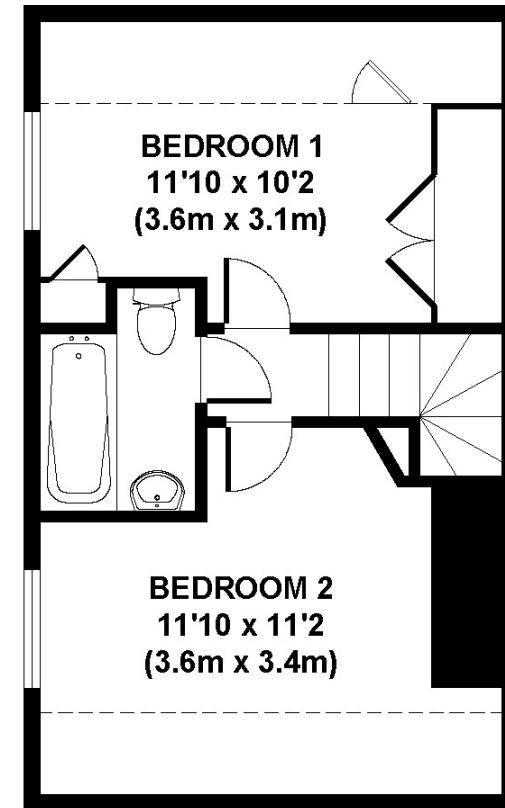
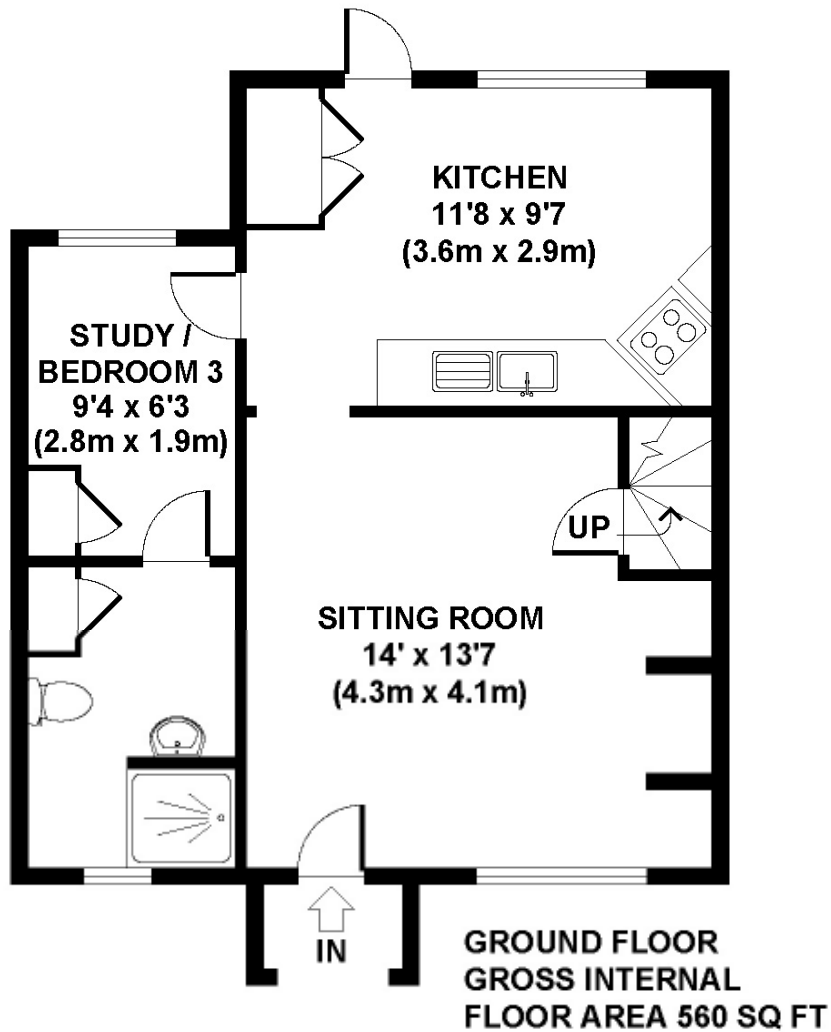
The property has a wealth of character such as exposed beams, a large brick fireplace and original cottage latch doors. Accommodation comprises entrance porch, living room with large inglenook fireplace, kitchen/dining room, bedroom three/study and downstairs shower room. Upstairs there are two double bedrooms and family bathroom. The rear garden is accessed from the kitchen onto a good sized patio area with retaining wall and steps to lawned garden with mature well stocked shrubs and borders. Further steps lead to another lawned area with an orchard, vegetable garden and summer house. To the front of the property there is a small lane with parking available and rural views.

COUNCIL TAX

Band D £1,823.14 per annum for period 2018/2019

DIRECTIONS

From our offices in Hungerford proceed down the High Street and turn left at The Bear Hotel. Turn next right towards Swindon and Chilton Foliat and follow the road into Chilton Foliat. Once in the village take the right hand turn just over the bridge towards Leverton and proceed along this road for approximately half a mile and No 1 Leverton will be found on the right hand side.



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 329 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 889 SQ FT / 83 SQ M

Floorplans are for identification and guideline purposes only, not to scale.

Compliant with RICS code of measuring practice.

Floorplans supplied by www.draftingfloorplan.com

