



New Oak Cottage

Hungerford, Berkshire



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A unique and privately located contemporary house overlooking watermeadows and within walking distance of the High Street.

Open plan sitting room/dining room and kitchen with study area | Utility room | Cloakroom

Principal bedroom with dressing area and shower room | Two further bedrooms | Bathroom with shower

Double garage with room above. | Garden room | Log store

Delightful garden and private parking

Hungerford station 0.5 miles (London Paddington 60 minutes), M4 (J14) 3 miles,
Marlborough 10 miles, Newbury 10 miles, Swindon 20 miles
(Distances and times are approximate)



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Situation

New Oak Cottage is a fabulous and unique home privately situated in a peaceful setting, yet minutes from the High Street in Hungerford.

Hungerford is a delightful market town with many antique shops and independent stores. The larger towns of Marlborough, Swindon and Newbury provide more extensive shopping and recreational facilities.

Communications are excellent, with trains from Hungerford to London Paddington taking about 60 minutes, and Junction 14 of the M4 is about 3 miles away.

The surrounding countryside forms part of an Area of Outstanding Natural Beauty and is well known for its attractive walks nearby, including the nearby Freeman's Marsh, Hungerford Common and the Kennet and Avon Canal.

There are many historic places nearby, including Littlecote House and Savernake Forest.

For Sale Freehold

New Oak Cottage is an exceptional oak-framed house dating from 2016.

The accommodation is beautifully presented with a light, open plan living space and wonderful views over the meadows and River Dun.

The property has been designed and constructed with great flair and attention to detail to provide an individual and special home.

There is a fantastic kitchen with integrated appliances and a dining area with French windows leading onto a secluded rear garden.





The sitting area has an impressive open fire and exposed beams.

On the first floor, there is a wonderful principal bedroom suite with dressing area and a Juliet balcony providing light and views over the garden and meadows.

There are two further double bedrooms and a bathroom. All bedrooms have vaulted ceilings with oak beams, providing a light and airy feel.

There is a double garage with an external staircase leading up to a fantastic space above that could be used as a potential fourth bedroom with a bathroom.

Outside

The property is privately located and found at the end of a private drive.

A gravel drive leads to the house and garage, with ample parking for numerous cars.

The rear garden is laid to lawn and backs directly onto meadows.

Specification

- Solid English oak floors
- Triple glazed
- Balance of a ten year oak frame warranty
- Speaker system
- High specification insulation throughout
- Underfloor heating throughout the ground floor with radiators on the first floor

Accommodation

See floor plans.

Services

Mains water and electricity. Private drainage. Air source heating. Broadband connection available.

Local Authority

West Berkshire District Council.
Tel: 01635 42400.

Council Tax

Band F

EPC Rating

Band B

Guide Price

£1,500,000

Post Code

RG17 0PF

Directions

From the A4 in Hungerford proceed up Charnham Street by the Bear Hotel. On reaching the Amore Italian restaurant on the right hand side turn left into Faulknor Square. Pass through the Square and follow the lane along; New Oak Cottage is the last house on the right hand side.

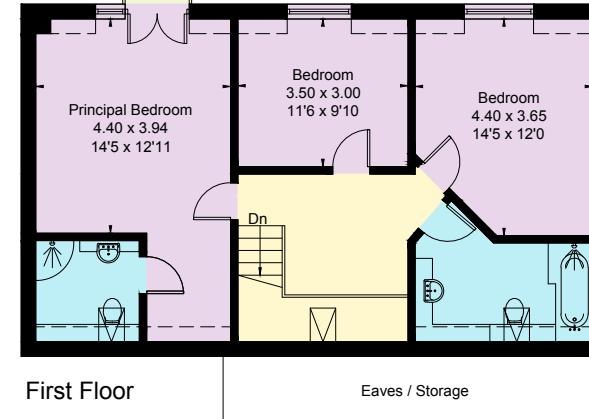
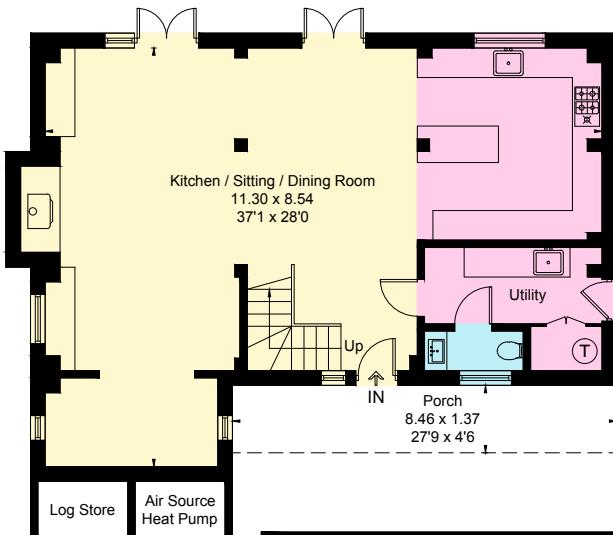
Viewing

Viewing by prior appointment only with the agents.

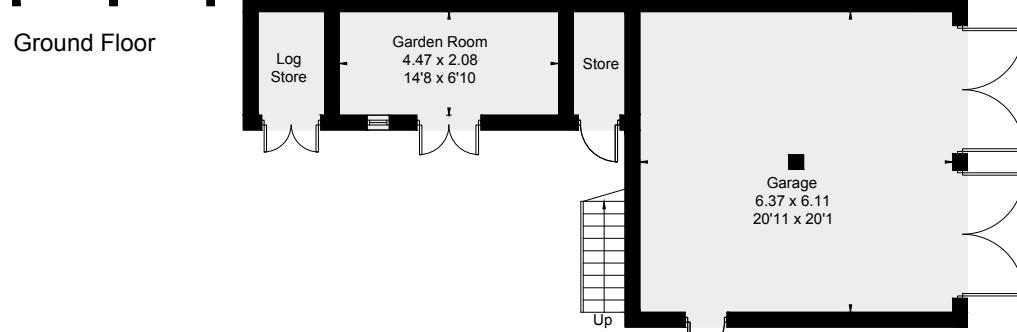


Approximate Area = 156.3 sq m / 1682 sq ft
Outbuilding = 90.8 sq m / 977 sq ft
Total = 247.1 sq m / 2659 sq ft (Including Garage / Storage)
Including Limited Use Area (13.1 sq m / 141 sq ft)

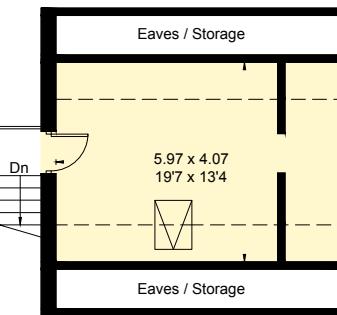
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



[] = Reduced head height below 1.5m



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



Annexe - First Floor



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2023. Photographs and videos dated April 2023. Reference: RMCW/HNG012264181.

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