



16 Bearwater, Hungerford, Berkshire



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Berkshire RGI7

The Bearwater development is situated on the northern edge of Hungerford and can be accessed through a private walkway and footbridge across the River Dun. No.16 Bearwater was built in 1984 and designed for retired people aged 55 or older. Built around two quiet courtyards on the banks of the River Dun, the development provides complete privacy and is surrounded by grounds including a small lake.

The property has a balance of 999 years, which began in 1984. Cognatum Estates maintains the buildings, grounds, and owners' security. A resident's secretary is on hand to assist.



Tenure: Leasehold: 999 (from 1984)

Local authority: West Berkshire Council

Council tax band: G





For sale leasehold

The entrance hall has a wide staircase with a cloakroom/shower room. The sitting room leads into an adjoining dining room and bright conservatory with views of the River Dunn. The kitchen has a double oven and electric hob with a door leading on to a sheltered patio.

The main bedroom has double built-in wardrobes and shelving. There is a second bedroom and a shower room serving both bedrooms.

To the front of the property is a lawned area, bordered by a gravel drive. The rear of the property has a small patio area and a conservatory with views over the lake. The property has a single garage, which is a short walk away. Additional car parking spaces are available for visitors.

Situation

Set on the banks of the River Dun, Bearwater provides an attractive setting surrounded by extensive landscaped gardens and grounds and Bearwater Lake. There are many species of ornamental trees and a wide variety of wildflowers and shrubs along the woodland walks. The High Street of the market town of Hungerford is just a short walk with private access from the gardens, where you'll find shopping and restaurants.

Hungerford is 3 miles south of the M4 (J14). Trains from Hungerford to London (Paddington) take a little over an hour. The surrounding countryside is well known for its beauty, with walks nearby on the Hungerford marsh and canal towpath.





Property information

Directions (RG17 0NN)

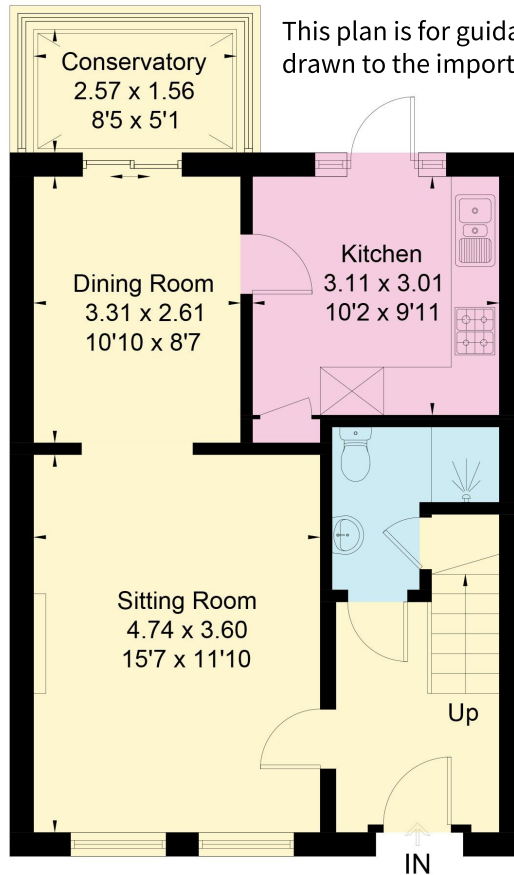
From the Bear Hotel in Hungerford, head on the A4 towards Marlborough; after about 200 yards, the entrance to Bearwater will be seen on the left-hand side, sheltered back from the road by garaging.

Services

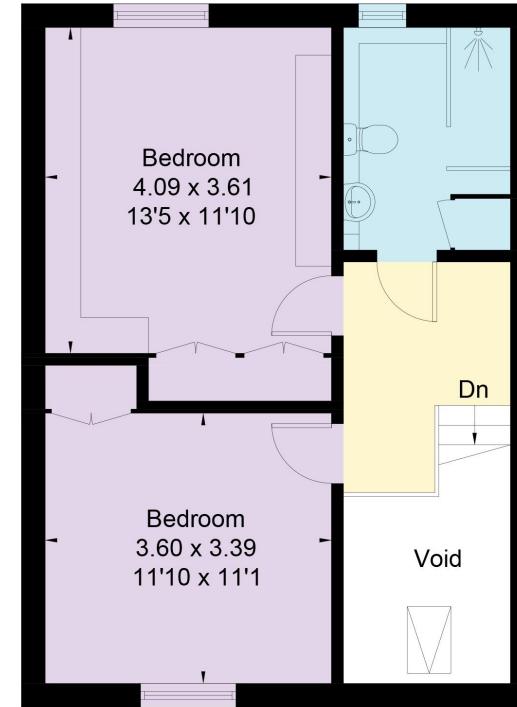
Mains water, electric heating and drainage. Electronic alarm system activated by button-operated transmitter.



Approximate Floor Area = 94.7 sq m / 1019 sq ft
(Excluding Void)



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

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