



40 Kennedy Meadow
Hungerford, Berkshire

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An impressive family house with spacious rooms maintained to a high standard.

Hall | Family room | Kitchen/dining room | Garden room | Utility room | Cloakroom

Principal bedroom with shower room | Four further bedrooms and family bathroom with shower

Double garage | Attractive garden and private parking

Hungerford station 0.5 mile (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

40 Kennedy Meadow 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. It is well known for its attractive walks nearby, including Freeman's Marsh, Hungerford Common and the Kennet and Avon Canal.

For Sale Freehold

40 Kennedy Meadow is a well-presented family home with light, versatile accommodation.

A fantastic kitchen/dining room with an island and underfloor heating leads into a beautiful garden room with a wood-burning stove. Doors lead into the attractive rear garden.

The family room has a gas-open fire and excellent storage.

On the first floor is a principal bedroom with a window seat and an adjacent shower room with twin basins.

There are four further bedrooms and a bathroom with a separate shower.

The east-facing garden is mainly laid to lawn and has been well-maintained, with doors from the garden room leading on to a sheltered terrace, ideal for outdoor entertaining.

There is parking for five cars and a double garage with a tiled floor.





Accommodation

See floor plans.

Services

Mains water, electricity and drainage.
Gas heating. Broadband connection available.

Fixtures & Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Local Authority

West Berkshire District Council.
Tel: 01635 42400.

Council Tax

Band G

EPC Rating

Band C

Post Code

RG17 0LR

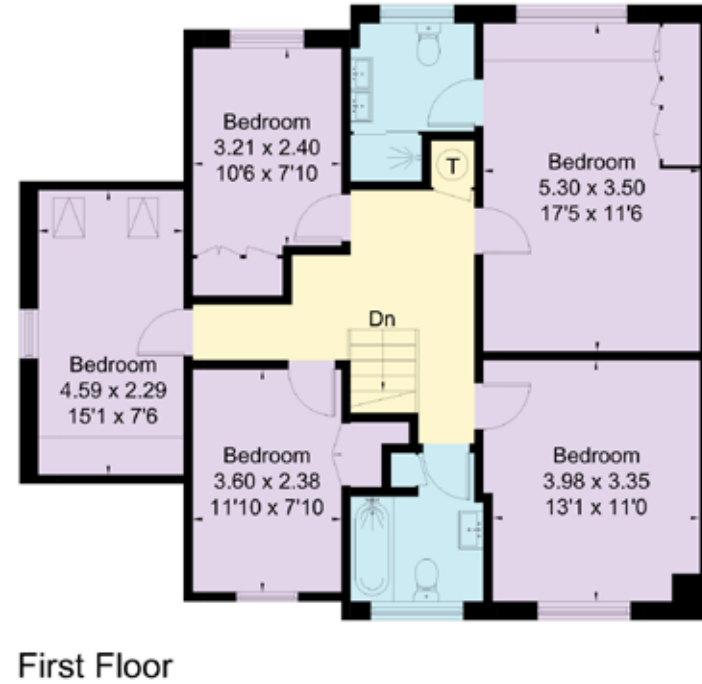
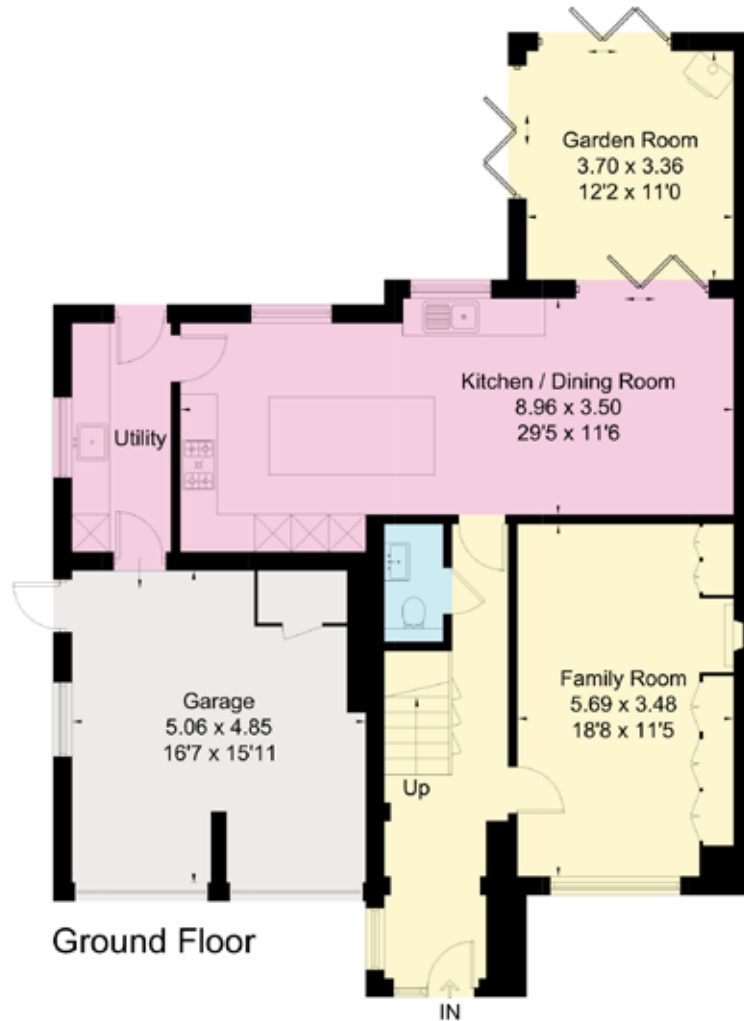
Directions

[what3words///diplomats.ideals.muffin](https://www.what3words.com/diplomats.ideals.muffin)

Viewing

Viewing by prior appointment only with the agents.





**Approximate Floor Area = 202.1 sq m / 2175 sq ft
(Including Garage)**

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.



Connecting people & property, perfectly.

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