



MUCH MORE
East Garston, Nr Hungerford

BREARLEY & RICH
ESTATE AGENTS

Much More, Front Street, East Garston, Berkshire, RG17 7EU

M4 (Junction 14) Approximately 4 miles; Marlborough 15 miles; Newbury 11 miles; Rail link to London Paddington from Hungerford (7 miles) in approximately 1 hour.

An outstanding 4 bedroom village home that seamlessly blends characterful period with practical modern living and is situated within the heart of this picturesque and friendly village. This very well-proportioned property has been extended to the rear and now offers light, well planned living accommodation on the ground floor with the master bedroom and shower room on the first floor. The garden is a good size and offers a high degree of privacy. Viewing this property is highly recommended.

FOR SALE WITH NO ONWARD CHAIN

- * Central village location * Entrance hall * Family/music room * Sitting room * Dining room * Kitchen/breakfast room * Utility room * Study * Cloakroom
- * Three bedrooms on the ground floor * Family bathroom* Elegant first floor Master bedroom with adjacent shower room
- * Large garage with mezzanine level (for sale by separate negotiation) * Fabulous rear garden



EAST GARSTON

This highly desirable and picturesque village is ideally located being just a ten minute drive from J14 of the M4 and is one of very few villages in the area that does not have a main road running through it. The village nestles perfectly within the famed Lambourn Valley and is surrounded by stunning countryside. The river Lambourn, a chalk bed river, calmly meanders through the village. East Garston has a friendly and active social community, with numerous clubs, teams, events and activities that run throughout the year and to suit all ages. The village has a pub, The Queens Arms, which is a superb Gastro Pub/Hotel. There is also a social club and village hall. The market town of Hungerford, well-known for its antique trails, is just 7 miles away and offers a large supermarket and a further selection of shops and cafes, as well as a frequent train service to London, in about an hour. Newbury is approximately 11 miles away offering a wider range of shops and facilities and with various high street brands. Lambourn is a larger village situated 3 miles away with a sports centre and a range of shops including: supermarket, bakers, butcher and chemist. The Lambourn Valley is also served by an excellent doctors surgery.



The Property

Located in one of the most picturesque villages in West Berkshire, 'Much More' is a brick and flint thatch cottage that has been improved and extended over the years. The entrance hall leads into a sunny family room, with a roof lantern and wooden floor. The sitting room, which is located to the rear of the property and overlooks the rear garden, has a tall open fireplace with a brick surround and an oak mantle and attractive built-in shelves and cupboards either side. The kitchen has slate flooring, a comprehensive range of limed-oak units, integrated appliances and a space for a Rangemaster gas/electric oven and hob. The kitchen follows round into the dining room (as well as accessed from the hall). Just off the kitchen is a useful utility/boot room with a door to the side passage. The characterful dining room has a charming inglenook fireplace, exposed timbers and two leaded light windows to the front and side. The main ground floor bedroom is located to the rear of the property and has built-in wardrobes, as has the second and third bedroom. The family bathroom has a white suite comprising: a bath, wc and wash hand basin as well as a large shower cubicle. A good size study and a cloakroom completes the ground floor. On the first floor landing is a shower room that serves the stunning Master bedroom, which has a window to front and side and a beautiful vaulted timber ceiling.

Outside

To the front, a brick and flint retaining wall encloses the front garden with flower borders, a small lawn and a covered well. To one side there is space for wheelie bins and storing logs and on the other a side gate leads to the rear garden. The rear garden is predominantly laid to lawn that gently rises to the rear and also has a summer house with a log cabin behind this. The central section is level and has a stone retaining wall. The garden is enclosed by mature hedging and backs onto public a footpath beyond which are open fields. The former fire station ceased active service in 1950 and has been used since as a useful garage/store.

(This would make an ideal artist studio, or home office - subject to applying for and obtaining necessary planning permission)



01672 514820
www.brearleyandrich.co.uk

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning the property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.