




THE GALLERY
HUNGERFORD

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SPRING
EXHIBITION

ANGELA ENIGHT
GALLERY

Gallery House

10 Bridge Street, Hungerford, West Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A rare opportunity to convert a Grade II listed town house, formerly a retail premises, into a residential dwelling

A former retail premises with planning permission to convert back to a spacious residential dwelling of approximately 2,700 sq ft. The property was formerly the well known Rixtons retail premises and more recently, the Hungerford Gallery



4 RECEPTION ROOMS



**6 BEDROOMS
3 ATTIC ROOMS**



1 WC



STREET PARKING IN TOWN



GARDEN



FREEHOLD



TOWN CENTRE



2,756 SQ FT



**GUIDE PRICE
£450,000**



The property

Gallery House is an attractive Grade II listed property believed to date from the 17th century, with later additions. Planning permission has recently been granted to convert the property from its former retail premises into domestic use as a residential house. The property is now in need of renovation and modernisation and has the potential to create a fantastic family house. Until recently the property has been a well known retail shop and gallery, and features three floors of accommodation.

The ground floor layout currently comprises four/five main rooms which would make very comfortable living space, and includes the main reception room which benefits from large bay windows providing plenty of natural light, and an attractive brick fireplace, and there are many original timber beams throughout the property. On the first floor there are six rooms, and a WC, and the second floor provides further accommodation, currently comprising 3 rooms.

Outside

The property is situated in Bridge Street, close to the many shops, cafes and restaurants in Hungerford, and the beautiful Kennet and Avon canal that flows through the town. There is a large south-west facing garden at the rear which is currently laid to lawn and provides wonderful outside entertaining space. There is also a useful detached outbuilding close to the house.

Location

Gallery House is located in the heart of this popular town, surrounded by the stunning countryside of the North Wessex Downs Area of Outstanding Natural Beauty. Hungerford is a delightful market town, well known for its many antique shops, and offers comprehensive shopping facilities with a practical mix of the larger supermarkets alongside charming independent shops and well known boutiques, schools, a doctors' surgery and leisure centre.



Location continued

There is a fantastic local community, and the town provides most day-to-day services including primary and secondary schools, a doctors' surgery and leisure centre.

The mainline station is only a short distance from the property and provides regular services into London Paddington. There is excellent access to the M4 (Jct 14) and A34, providing easy access to London, Heathrow Airport and the west country. The larger market towns of Newbury and Marlborough are both less than 10 miles away and offer a wide range of amenities catering for most day to day needs. There is a wide choice of highly regarded schools in the area.

Distance

- Hungerford station 0.4 miles
- M4 (J14) 3 miles
- Newbury 8 miles
- Marlborough 9 miles

Nearby Stations

- Hungerford (Paddington from 48 mins)

Key Locations

- Train Station in Hungerford
- Newbury Racecourse
- The Watermill Theatre

Nearby Schools

- Hungerford primary school
- John O'Gaunt School
- Cheam, Horris Hill, Elstree prep schools
- St Gabriel's
- Downe House
- Marlborough College





Ground Floor

First Floor

Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 256 sq m (2,756 sq ft)

Outbuilding internal area 26 sq m (275 sq ft)

Total internal area 282 sq m (3,031 sq ft)

For identification purposes only.

Directions

RG17 0EH

what3words: ///ventures.supposes.outdone

General

Local Authority: West Berkshire Council

Tel: 01635 551111

Services: Mains electricity, gas, water and drainage.

Planning: Prospective purchasers are requested to make their own enquiries of the local planning authority. Planning Reference: 25/00489/FUL

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

EPC rating: TBC

Council Tax: To be confirmed

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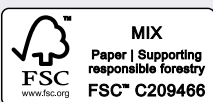
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