



2 Leverton Lane, Leverton, Hungerford, West Berkshire

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2 Leverton Lane

Leverton, Hungerford, Berkshire, RG17 0TA

A charming attached Grade II listed cottage in a peaceful rural setting close to Hungerford

Hungerford 1.5 miles (London Paddington from 48 mins), Newbury 10 miles, Marlborough 10 miles, M4 (J14) 3.5 miles

Porch | Sitting room | Kitchen | Utility room
Bathroom | 2 Bedrooms | EPC Rating E
Summer house | Garden store

The property

2 Leverton Lane is a delightful two bedroom period cottage, one of a row of very pretty thatched cottages built in an identical style, and believed to date from the late 18th century. The cottages were originally owned by the neighbouring Chilton Estate. The property occupies a lovely position in the small hamlet of Leverton surrounded by beautiful countryside.

2 Leverton Lane is in good order throughout, and is full of character with many of the original features still in place, including exposed timber beams and original fireplaces. On the ground floor there is a charming sitting room with an inglenook fireplace and wood burning stove creating a cosy and comfortable living space. The kitchen/breakfast room is fitted with attractive wooden units, smart worktops, a Butler's sink and an Aga range cooker. There is space for a dining table, and a door opens out to the terrace and garden. The family bathroom is also on the ground floor, and is fitted with a bath with an overhead shower. There is also a very useful utility room/boot room which could alternatively be used as an office space if desired. This room has a back door providing a secondary entrance to the property. The

staircase leads up to two good sized bedrooms on the first floor.

Outside

There is a wonderful and surprisingly large garden at the rear of the property, mostly laid to lawn which slopes gently upwards giving far reaching views of the surrounding countryside and farmland beyond. The terrace area is ideal for outside entertaining, and there is also a summerhouse further up the garden, as well as a useful garden store. The property has the benefit of access onto the lane via the neighbouring garden.

Location

2 Leverton Lane is situated in a peaceful hamlet between Chilton Foliat and Hungerford, on the West Berkshire/Wiltshire border. The area is designated as an Area of Outstanding Natural Beauty, and there are extensive opportunities for walking, riding and cycling.

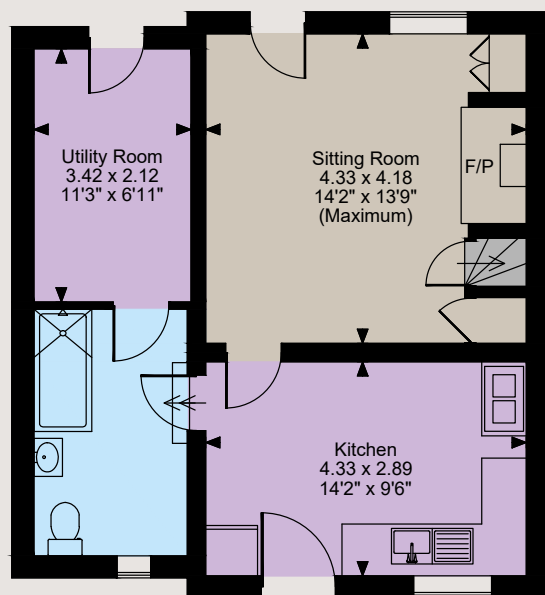
There is a thriving local community, and good local facilities in Chilton Foliat including a primary school, pub, church and village hall, and nearby Hungerford provides a wide range of further amenities, including a doctors' surgery, leisure centre, two supermarkets and a number of independent shops, restaurants and cafes. There is also a train station providing a regular train service into London Paddington taking from 48 minutes. Newbury and Marlborough cater for most other day-to-day needs. Road access is excellent, with the M4 and A34 a short distance away, linking with London and the national road network.

There is a wide choice of schools in the area including primary schools in Chilton Foliat and Ramsbury, St Francis Pewsey, Pinewood, Elstree, Marlborough College, St John's Marlborough, Dauntsey's and Downe House.

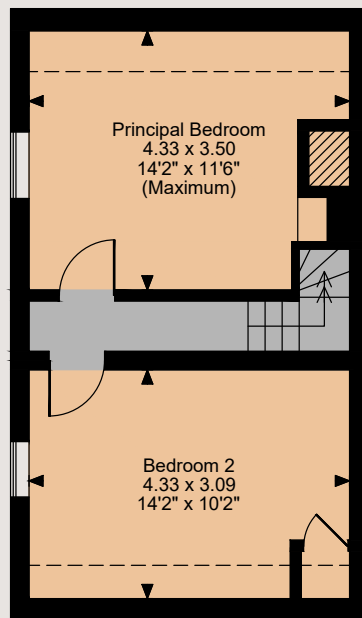




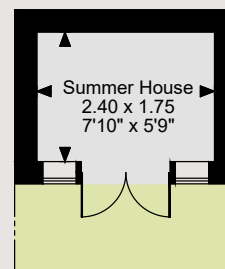
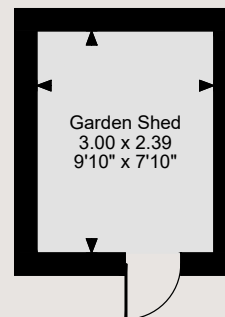
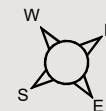
Floorplans
House internal area 76 sq m (818 sq ft)
For identification purposes only.



Ground Floor



First Floor



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

--- Denotes restricted head height

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Directions

From Newbury follow the A4 to Hungerford and then take the first right turn into Eddington Hill. Continue for a short distance and take the second left turning into Upper Eddington. Follow the road for approximately 0.5 miles and take the left turn into Leverton Lane. Follow the lane for approximately 0.5 miles and the entrance to the property will be found on the left hand side.

General

Local Authority: West Berkshire Council

Tel: 01635 551111

Services: Mains electricity. Private water supply from borehole. Shared private drainage via modern treatment plant installed in 2023.

Electric night storage heaters. Oil-fired Rayburn.

Council Tax: Band D

Tenure: Freehold

Guide Price: Offers in Excess of £400,000

Newbury

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