



8 POUGHLEY COTTAGES ERMIN STREET, WOODLAND ST MARY, HUNGERFORD, RG17 7AX

Winkworth



A pretty, semi-detached period cottage, with large gardens and occupying a private position.

The cottage has been in the same ownership for over 20 years, during which time the sellers have extended and improved the property considerably.

You enter the property into a boot room, off which is a cloakroom/ utility room. From here you enter the kitchen, which is a generous size with French doors to the garden and an Aga, which warms the room nicely.

Off the kitchen is the dining room, which leads to the original hallway. Off the hall way is a study/ snug, which would be perfect for working from home or as a playroom. The sitting room, is well proportioned, has a large fireplace with woodburning stove and French doors to the garden.

On the first floor is a principle bedroom, with integrated wardrobes and a beautifully fitted wet room, this has lovely views over the garden and fields to the west.

There are two further bedrooms on this floor, one with a large walk in wardrobe and a stylish family bathroom.

On the second floor is a generous fourth bedroom.

The house sits in generous gardens, backing onto woodland. There is ample off road parking and a double car port.



AT A GLANCE

1812 Square feet/ 168 square metres
Four bedrooms
Two bath/ shower rooms
Sitting room with woodburner
Dining room
Study/ snug
Kitchen/ breakfast room with Aga
Utility
Boot room
Cloakroom
Large garden
Double car port
Off road parking

UTILITIES

Mains water, electricity, septic tank drainage, oil central heating.

West Berkshire Council Band D
EPC D

DIRECTIONS

For sat nav RG17 7AX.
What Three Words:
Tightrope.wasps.chef.

SITUATION

The property is situated in Woodland St Mary, on the edge of woodland.

The lane to the side leads to Eastbury and East Garston and some lovely rural walks. Junction 14 of the M4 is only a minute or two drive.

Both Lambourn and Hungerford offer shopping facilities and there is a main line railway station in Hungerford.



Ermin Street, Woodlands St. Mary, Hungerford, RG17

Approximate Area = 1812 sq ft / 168 sq m (exclude carport)

Limited Use Area(s) = 119 sq ft / 11 sq m

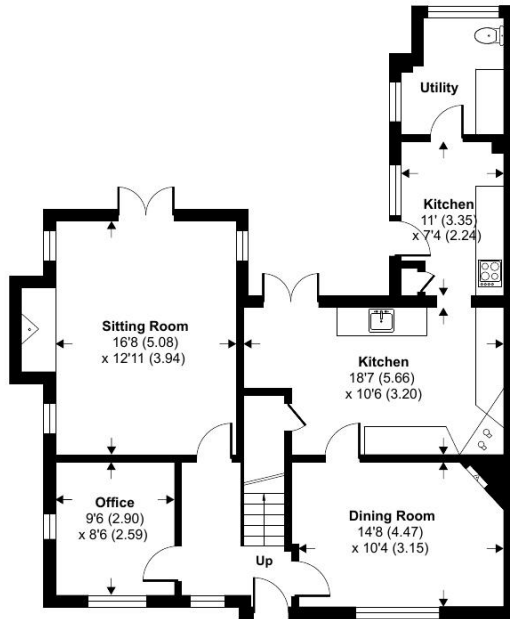
Outbuilding = 44 sq ft / 4 sq m

Total = 1975 sq ft / 183 sq m

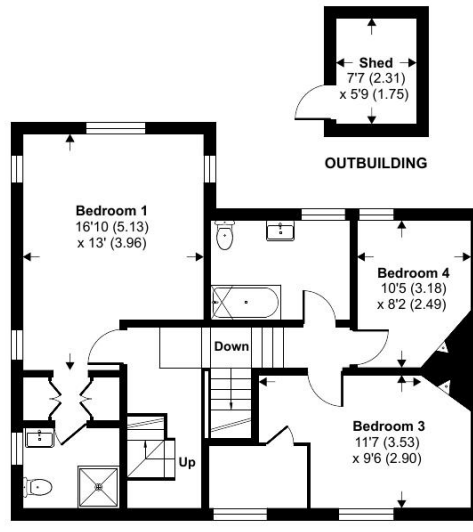
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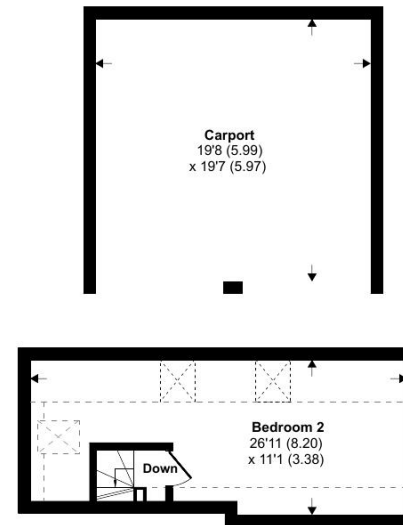
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2022. Produced for Winkworth. REF: 808577

Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT

01635 552552 | newbury@winkworth.co.uk

winkworth.co.uk/newbury



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