

11 Lambourn Place, Lambourn, Hungerford, Berkshire, RG17 8XZ

Price Guide £285,000









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A much loved and recently improved three bedroomed family home, available for the first time in over 50 years, in this ideal location within a short walk of the centre of this thriving, and sought after, village location. New gas central heating. Double glazed throughout. Wood burning stove and a garage. No onward chain.

Description

Tucked in the corner of a cul-de-sac just off the thriving centre of this world renowned village, we park up and walk along the path, turning right and up to the front door. Through into the entrance hall, left into a well appointed kitchen with modern fitted units and contrasting worksurfaces over, space for cooker, fridge freezer, plumbing for washing machine and wall mounted gas combination boiler, brand new this year! Back into the hall and left into a good sized sitting dining room with window to rear, double doors out into the garden and a lovely wood burning stove, taking centre stage. Up the staircase onto the landing, with access to the insulated loft, three bedrooms, one currently used as a study, the largest with three double wardrobes, and family bathroom with modern white suite and a large airing cupboard.

To the front of the property is a storage shed, lawned garden with mature shrubs, gated access to the side leading into the rear garden. To the rear, we step out onto a brick paved patio area, lawn with well stocked flower and shrub beds, stepping stones leading to a rear pegola, gated access to a path leading to the garage, and a large double glazed workshop/storage shed.

The garage is located in a block to the side of the adjoining properties, metal up and over door, standard single garage.

Situation

SERVICES & MATERIAL INFORMATION

All mains services are connected. The property operates on gas fired central heating and benefits from double glazing. EPC rating C71

The Lambourn Valley is part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Lambourn itself is a bustling village renowned for its horse racing connections, with the convenience of local shops, a post office, church, primary school and recreational facilities available, with many beautiful countryside walks on the doorstep. Commuting is convenient, with the village being just 5 miles from junction 14 of the M4 and the nearby market towns of Hungerford and Wantage approximately 8 miles distant. The larger towns of Newbury (13 miles), Swindon (10 miles) and Didcot (14 miles) all have main line routes to London Paddington and connecting trains are available at Hungerford.

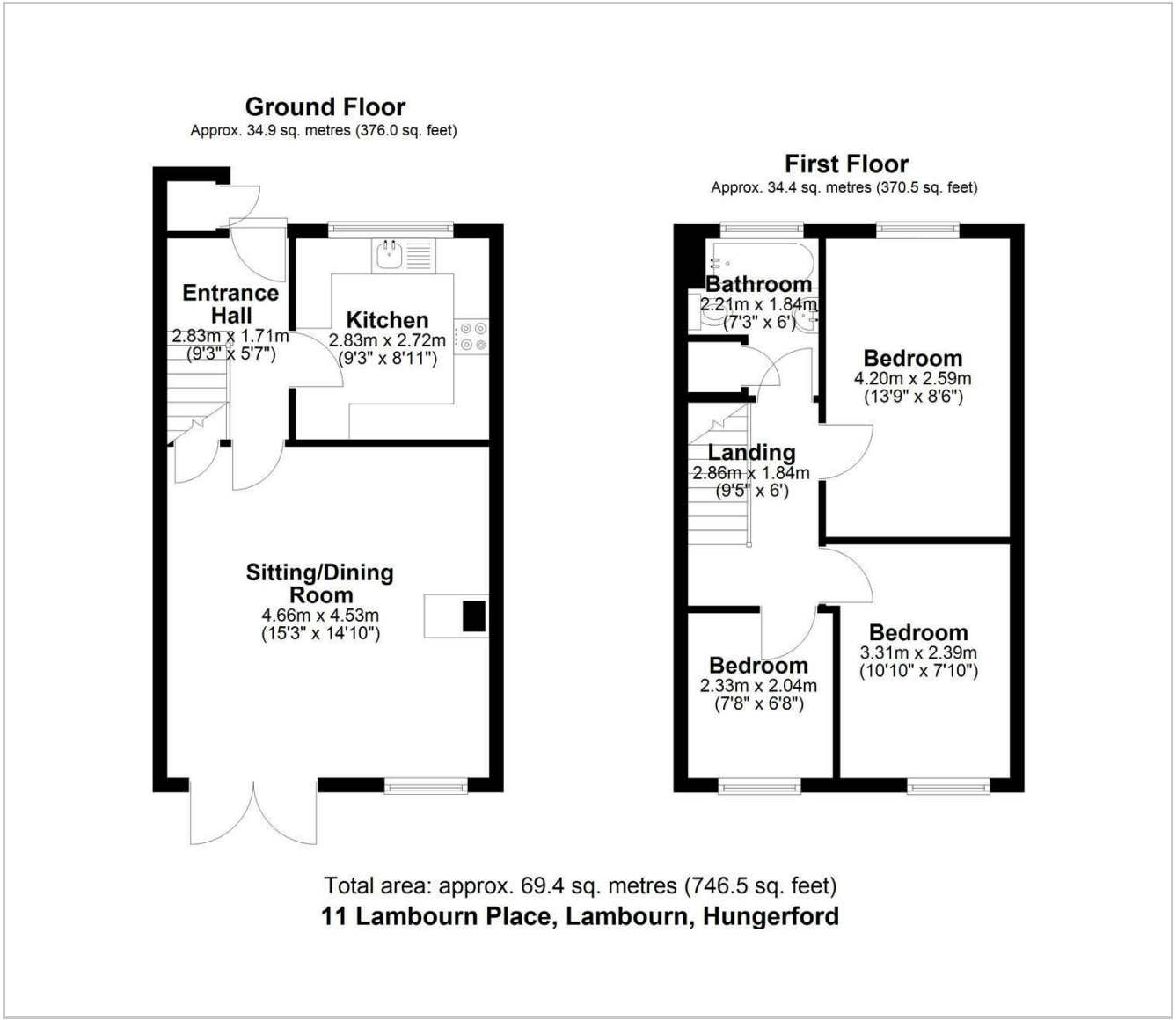
Council Tax Band: C







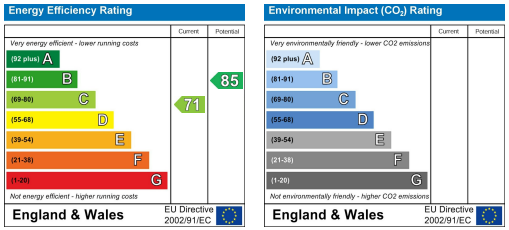
Floor Plans



Total area: approx. 69.4 sq. metres (746.5 sq. feet)

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Energy Performance Graph



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Viewing

Please contact our Jessica James Properties Office on 01793 875324 if you wish to arrange a viewing appointment for this property or require further information.

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