



8 Atherton Place Lambourn Berkshire RG17 8XG



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Offers Over: £325,000 Freehold



A well-presented link detached property located in a quiet yet popular residential location in the village of Lambourn

- Reception Hall
- Cloakroom
- Sitting Room/Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Family Bathroom
- Attached Garage
- Driveway Parking
- Mature Gardens
- Potential for further development subject to the relevant planning permission

Location

Lambourn is a busy village renowned for its horse racing connection. It offers the convenience of local shops, post office, church, primary and junior schools and recreational facilities. The village is only 5 miles from Junction 14 of the M4 motorway. The market towns of Hungerford and Wantage are approximately 8 miles distant. Newbury (13 miles), Swindon (10 miles) and Didcot (14 miles) have a main line route to London, Paddington. Connecting trains are available at the nearer location of Hungerford.



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Neat as a pin: just move in!

Joanne Schedler

8 Atherton Place

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft
Garage = 13 sq m / 140 sq ft
Total = 92.9 sq m / 1000 sq ft

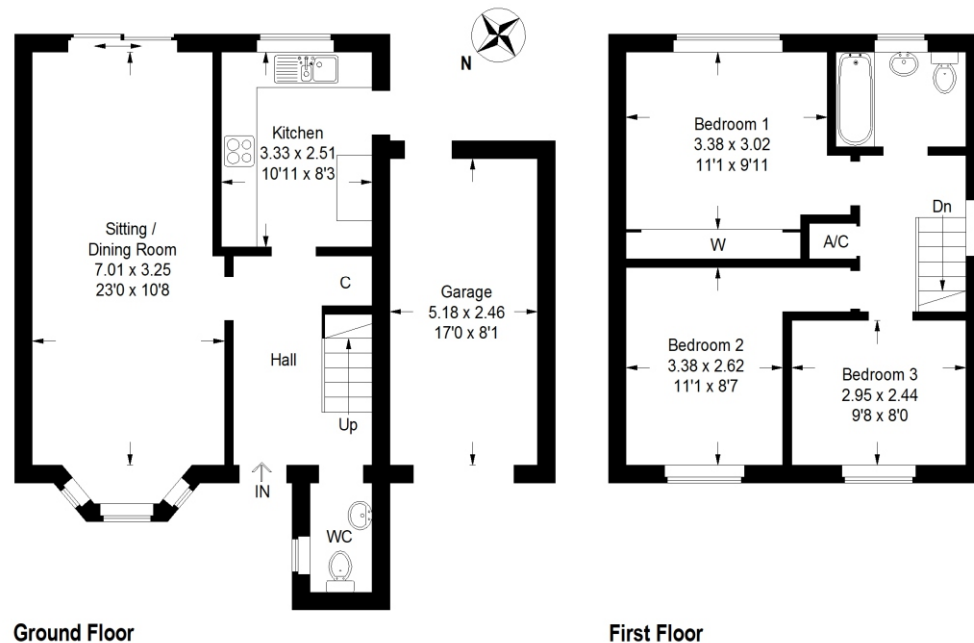


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 426620)

Description

This attractive link detached property, built in 1985, offers spacious and well-planned living accommodation over two floors. It occupies a pleasant residential location within the thriving horse racing village of Lambourn and is an easy walk to the village centre with its wide range of services and amenities. The property benefits from UPVC double glazed doors and windows throughout and gas central heating to radiators. There is a well-fitted kitchen and a spacious lounge/dining room on the ground floor with three good sized bedrooms on the first floor and attractive re-fitted bathroom. The property occupies a generous plot and sits squarely within it with an attached garage and driveway parking. There is scope to extend subject to local planning permission.

Outside

The rear garden is contained by a mature wall and timber panel fencing with a terrace seating area and a large area of well-kept lawn. A wall and gate separates this side area of garden from a large further area of garden to the front and side of the property. This is contained with a mature hedge and is laid to lawn interspersed with mature shrubs and a pampas grass. A wide area of front garden is terraced with a gravelled area in front of the property for low maintenance. The attached garage has a pitched tiled roof with plenty of eaves storage, up and over door and courtesy door to rear garden.



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Directions

From our office in The Market Place, Lambourn, continue left up Oxford Street and take the first left turning into The Broadway. Turn first left into Atherton Place and the property is located on the left hand side.

Services

All main services are connected.

All enquiries please to the Lambourn office -
5 Market Place

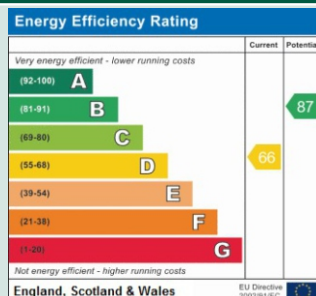
Lambourn

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All measurements are approximate.

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