



Fortune Field Aldbourne Road Baydon SN8 2HZ

Price Guide: £950,000 Freehold



Beautifully positioned within the delightful village of Baydon is Fortune Field, a large and immaculately presented family home

- Snug
- Dining Room
- Living Room approx. 8m
- Re-fitted Kitchen approx. 7m
- Office
- Orangery
- 5 Bedrooms & 3 Bathrooms (en-suite to Master)
- Steam Room/Shower Room
- Third Living Room and Second Kitchen
- Double Garage and Carport
- Natural Stone Patio

Location

Baydon is a delightful and sought after village, found on the old Roman Road of Ermin Street which rises to over 760 feet above sea level. Younger children are well served by Baydon's village school in short walking distance. Baydon is also catchment area for the prestigious St John's Academy (Ofsted Outstanding) with a free school bus which leaves from the village centre. St Nicholas Church is located in the centre of the village, and nearby there is the village pub and village shop/post office. Baydon provides easy access to the M4, approximately 6 miles to junction 14 and 7 miles to junction 15. Railway access is at Hungerford 9 miles, Newbury 15 miles and Swindon 10 miles.



 **jones robinson**

Sales Lettings New Homes Land & Professional Valuations across Berkshire Hampshire & Oxfordshire

Flexible living accommodation with superb surrounds!

Joanne Schedler

Fortune Field Baydon, SN8 2HZ

Approximate Gross Internal Area = 319.1 sq m / 3436 sq ft
Double Garage (excluding Car Port) = 38.7 sq m / 416 sq ft
Total = 357.8 sq m / 3851 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplans.jisketch.com © 2018 (ID 456666)

Description

This property oozes a sense of tranquillity which provides care free and quality family living. It is an attractive substantial five bedroom detached home which offers potential for an annex. The house has been stylishly improved and offers a spacious entrance hall, 3 reception rooms, a cordon bleu kitchen with underfloor heating, an office, orangery, cloakroom, steam room, and bathroom downstairs. Upstairs comprises 5 good sized bedrooms, 3 bathrooms, an additional kitchen, and reception room with private staircase leading to the carport area - great potential for an annex.

Outside

The property is set on approximately 2/3 acre park like surroundings and approached via an attractive tree lined drive with plenty of parking. There is a double garage which has electric doors and a separate carport. The front garden is park-like with mature trees and a pond. The rear garden is mostly laid to lawn with fruit trees, shrubs and pretty flower beds. There is a large entertainment room / external office as well as a greenhouse and store. Vast covered log store discretely placed at the side of the property.



jones robinson

Sales Lettings New Homes Land & Professional Valuations across Berkshire Hampshire & Oxfordshire

Fortune Field Aldbourne Road Baydon SN8 2HZ



Directions

From our office in the market place in Lambourn turn right into Parsons Lane and left into Baydon Road. Proceed out of the village and continue along until reaching the T junction when you meet the B4009. Turn right signposted Baydon and continue for 1.3 miles, past the primary school on your right, turn left into Aldbourne Road where Fortune Field may be found 200 yards further on your right hand side.

Services

All services are included.

All enquiries please to the Lambourn office -
5 Market Place

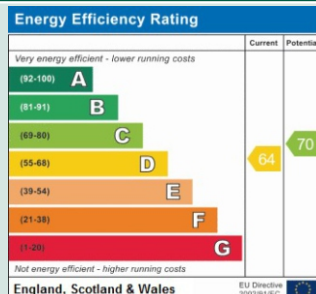
Lambourn

Hungerford RG17 8XU

Tel: 01488 73337

Email: sales@jonesrobinson.co.uk

www.jonesrobinson.co.uk



Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars. Important Notice - Jones Robinson for themselves and for the Vendors of this property, whose agents they are, give notice that -

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Jones Robinson has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of Jones Robinson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Sales Lettings New Homes Land & Professional Valuations across Berkshire Hampshire & Oxfordshire