



22 Ermin Close Baydon SN8 2JQ



22 Ermin Close Baydon SN8 2JQ

Offers Over: £375,000 Freehold



A spacious 3/4 bedroom house with a garage in the sought after village of Baydon

- Spacious entrance hall
- Dining room
- Kitchen
- Living room
- 4th Bedroom/study
- Downstairs cloakroom
- Three upstairs bedrooms
- Family bathroom
- Driveway parking and garage
- Front and rear gardens
- Double glazing

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**

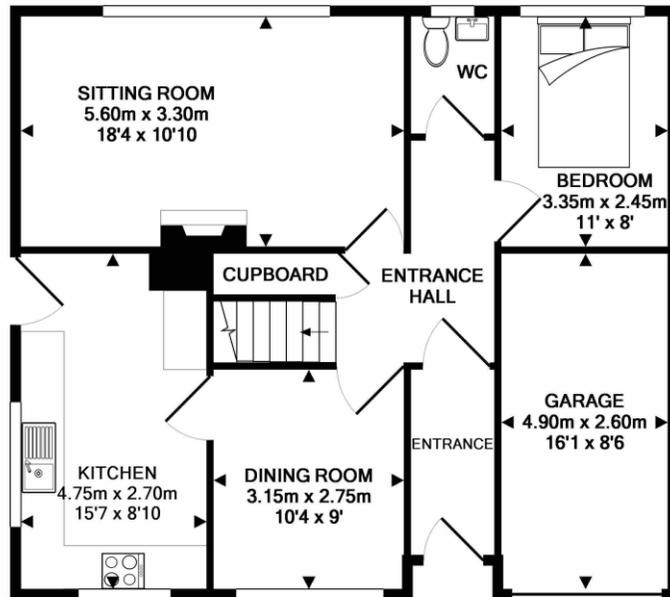
Sales Lettings New Homes Land & Professional Valuations across Berkshire Hampshire & Oxfordshire

Description

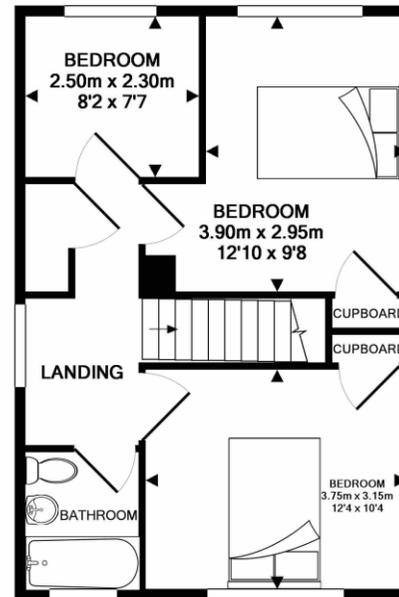
This great sized family home is situated in a small residential cul-de-sac in the downland village of Baydon. The property offers flexible accommodation and is within easy walking distance of the good primary school. There is a substantial fully enclosed entrance hall leading to the light and airy living room, 4th bedroom/study, dining room as well as the kitchen and the downstairs cloakroom. On the first floor there are three good sized bedrooms and the family bathroom. 22 Ermin Close benefits from driveway parking, an attached garage, gas central heating to radiators, UPVC double glazed windows and a quiet sought-after residential location.

Outside

There is driveway parking to the front leading to the garage. The front gardens are mainly laid to lawn with mature shrubs and trees. The good size rear garden, accessed via the side of the property, is laid mainly to lawn with pretty plants and shrubs and hedge borders.



GROUND FLOOR



1ST FLOOR

22 ERMIN CLOSE BAYDON MARLBOROUGH SN8 2JQ
TOTAL APPROX. FLOOR AREA 114.0 SQ.M. (1227 SQ.FT.)
Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
Made with Metropix ©2018



22 Ermin Close Baydon SN8 2JQ



Directions

From our office in The Market Place, Lambourn turn right at the crossroads into Parsonage Lane take the first left into Baydon Road. Continue out of the village and up to the B4000, turn right at the 'T' junction into the village of Baydon. Take the second left hand turning into Ermin Close where number 22 may be found on the left hand side shortly thereafter.

Services

All main services are connected.

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

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| | | 49 | 79 |

England, Scotland & Wales

EU Directive 2002/91/EC

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