



9 Hungerford Hill Lambourn RG17 8NP

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Offers Over: £350,000 Freehold



A hugely exciting opportunity to purchase a 3 bedroom family home with planning granted for a separate 2 bedroom detached home

- Entrance porch
- Sitting room
- Dining room
- Kitchen
- Downstairs cloakroom
- Three double bedrooms
- Family bathroom
- Driveway parking for 3/4 cars
- Far reaching countryside views
- No onward chain
- Planning Permission for a 2 bedroom house

Location

Lambourn is a bustling village renowned for its horse racing connections. It offers the convenience of local shops, post office, church, primary and junior schools and recreational facilities and 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 13 miles and Didcot 14 miles with a main line route to London Paddington. Connecting trains are also available at the nearer location of Hungerford.



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Fabulous opportunity to live in the house while building the second!

Joanne Schedler

Description

The planning permission is for a 2 bedroom detached house. The current house is a good size, in need of modernisation and benefits from being light and airy and having spectacular views beyond. The accommodation comprises entrance porch, sitting room, dual aspect dining room, kitchen, downstairs cloakroom, three double bedrooms and a family bathroom. Other benefits include gas fired central heating to radiators and double glazing. The property is being offered for sale with no onward chain.

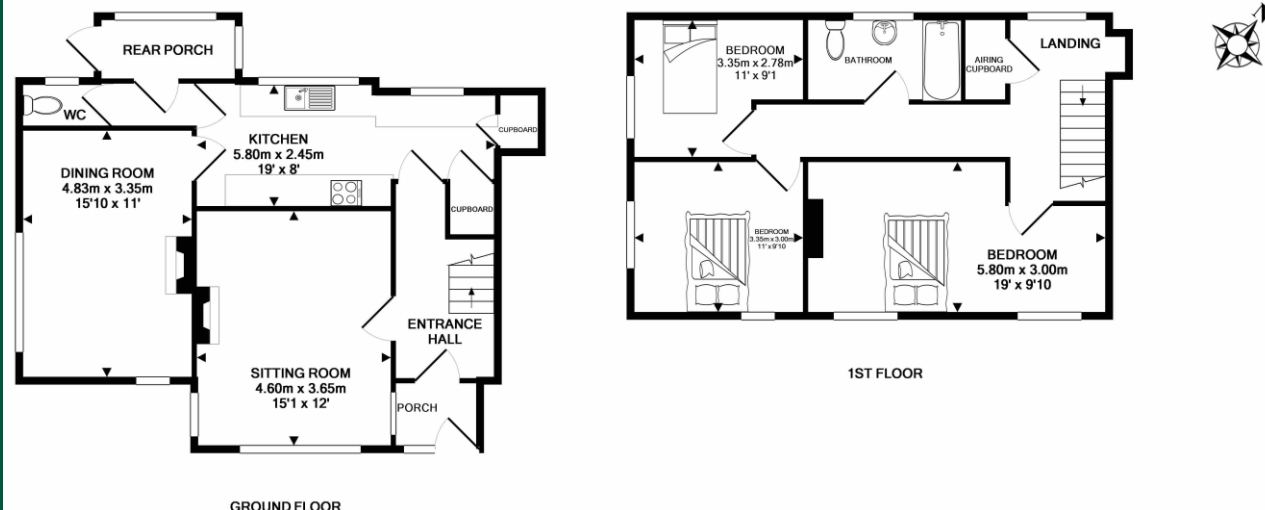
Additional information

All relevant documentation is available through Jones Robinson. Associated planning information can be downloaded from the West Berkshire website at:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/01446/FULD>

Outside

The existing house is on the extreme right-hand side of the plot and the new house will be built on the left-hand side. Provision will need to be made for 2 driveways as well as off street parking should the 2nd house be built. Currently the garden is to the front and rear.



9 HUNGERFORD HILL LAMBOURN HUNGERFORD RG17 8NP
TOTAL APPROX. FLOOR AREA 123.0 SQ.M. (1324 SQ.FT.)

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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Directions

From our office in Market Place, Lambourn proceed over the crossroads into High Street and up the hill. 9 Hungerford Hill can be found on your right hand side before leaving the village.

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	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

EU Directive
2002/91/EC

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All measurements are approximate.

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