



9 Hungerford Hill Lambourn RG17 8NP



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Guide Price: £315,000 Freehold



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

- No onward chain
- Far reaching countryside views
- 0.11 acre plot
- Planning permission for the construction of a 2 bedroom house
- Off road parking (must be completed)
- In need of modernisation
- Entrance porch & downstairs cloakroom
- Kitchen, dining room, sitting room
- Three double bedrooms
- Family bathroom



 jones robinson

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

Joanne Schedler

LOCATION

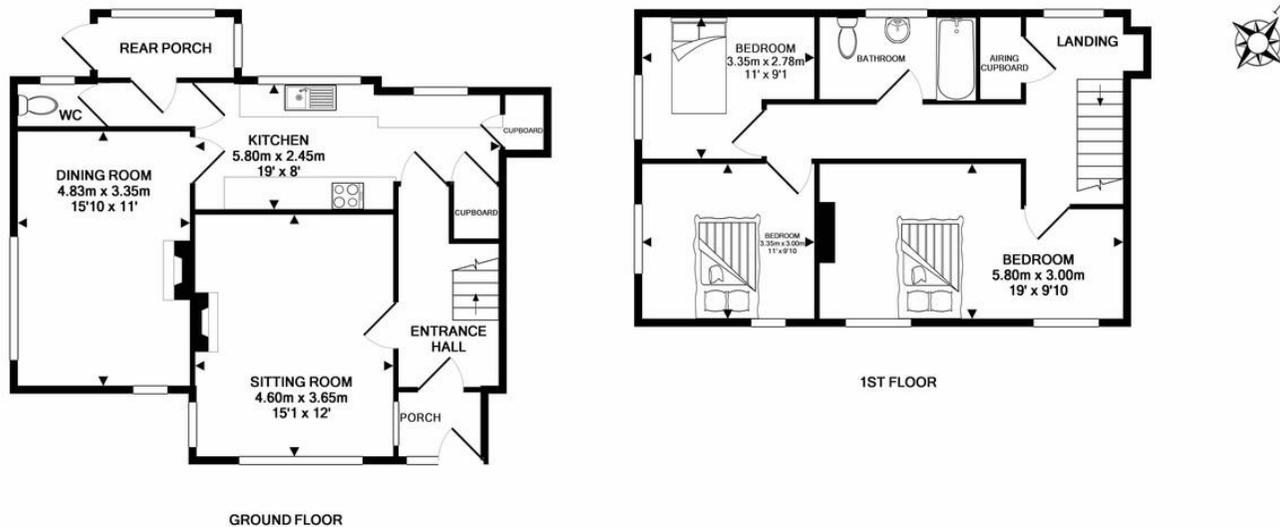
Newbury is a pretty market town on the banks of the Kennet and Avon canal. As well as being home to Newbury Racecourse, the town offers a comprehensive range of shopping, leisure and educational facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (with Crossrail from Reading expected in later 2019). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford, and Southampton.

DESCRIPTION

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.

SERVICES

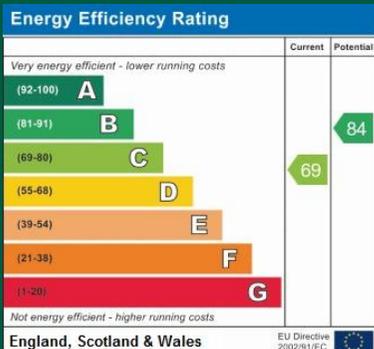
All main services are connected.



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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PLANNING PERMISSION

There is planning permission for a 2 bedroom detached house on the land. 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.

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.

All enquiries please to the Lambourn office:

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