



2 Newbury Street Lambourn RG17 8PD



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Guide Price: £515,000 Freehold



A deceptively spacious and lovingly kept four bedroom detached family home with living room, snug/dining room, cordon bleu kitchen, conservatory with dining and seating area and a very large garage which has the added bonus of a potential annex.

- No onward chain
- Driveway parking for several cars
- Large garage with heating / electricity and water (annex potential STPP)
- Entrance hall
- Living room
- Snug / dining room
- Cordon bleu kitchen with utility room & shower room
- Conservatory
- 4 Bedrooms (Main with bathroom en suite, 2nd shower room en suite)
- Enclosed gardens with two patio areas



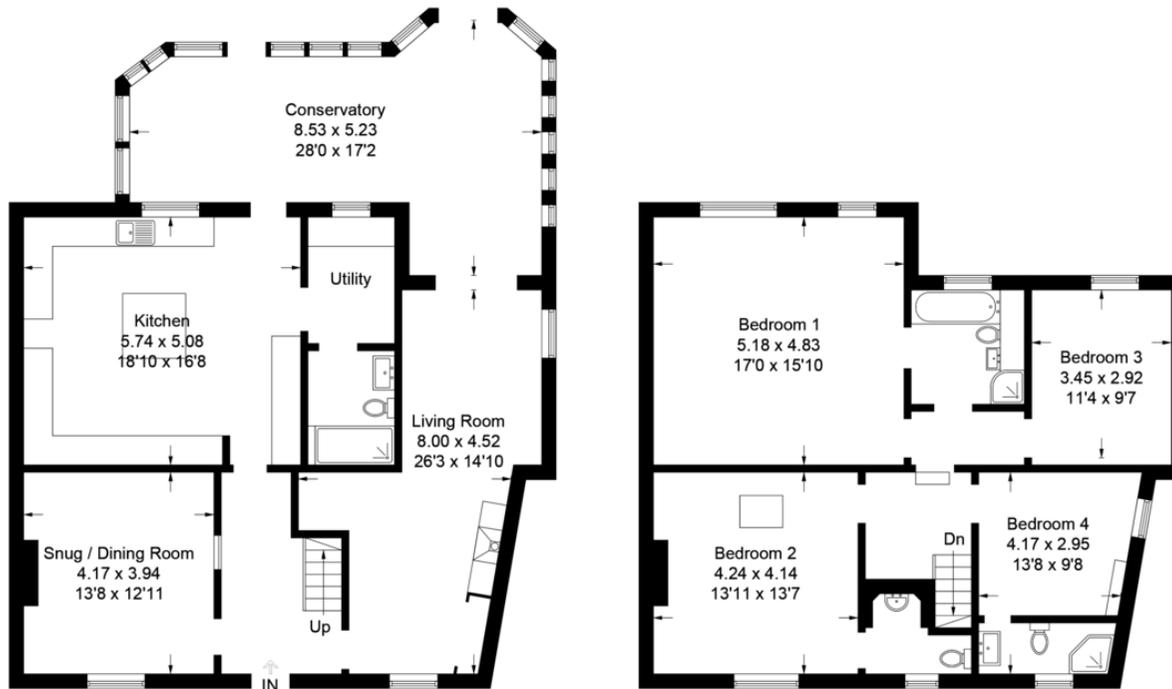
 jones robinson

*This grand property has a lovely feel and flow,
a must see!*

Joanne Schedler

2 Newbury Street

Approximate Gross Internal Area = 200.7 sq m / 2160 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID526166)

LOCATION

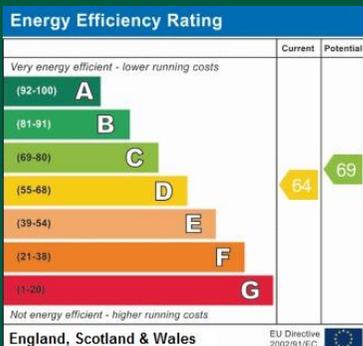
Lambourn is a bustling village renowned for its horse racing connections. It offers the convenience of local shops, post office, church, primary and junior schools and recreational facilities and is only 5 miles from junction 14 of the M4 motorway. The market towns of Hungerford and Wantage are approximately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

DESCRIPTION

This detached property is immaculate and situated within easy walking distance of the village amenities. The generous 2160sqft accommodation comprises an entrance hall, living room with a woodburner, a snug with an electric fireplace which could be used as a formal dining room, 18' kitchen, separate utility room, a convenient shower room as well as a 28' conservatory to the ground floor. To the first floor there are four double bedrooms, the main bedroom has a beautiful large family bathroom, the second bedroom has an en suite cloakroom. While the 4th bedroom has a shower room en suite. Further benefits include gas central heating to radiators and double glazing throughout.



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OUTSIDE

There is a large parking area set behind double wooden gates which offers parking for several cars and leads to the large double garage which is approximately 36'x16'. The garage is insulated and has central heating so could easily be converted into an annex. The large patio area is perfect for al fresco dining. The garden is mostly laid to lawn with pretty mature shrubs and trees.

SERVICES

All mains services are connected.

DIRECTIONS

From our office in Market Place Lambourn, turn left into Newbury Street, the property may be found shortly afterwards on the left hand side before the turning for Foxbury.

All enquiries please to the Newbury office:

118 Bartholomew Street

Newbury

Berkshire RG14 5DT

Tel: 01635 35010

Email: sales@jonesrobinson.co.uk

www.jonesrobinson.co.uk

