



FREEHOLD GUIDE PRICE

£260,000

Badger Cottage

Lambourn, RG17 8PB



A delightful pre 1820 two bedroom character cottage benefiting from south-westerly facing rear garden and a large garden room. No onward chain.

- Entrance hall
- Kitchen / breakfast room
- Living room with woodburner
- Dining room
- Two double bedrooms
- Work from home office / garden room
- Bathroom
- Enclosed private garden



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

We highly recommend a viewing to appreciate the warmth and character of the property. This cottage is situated in the centre of the village and is within easy walking distance of the shops and amenities. A very unusual benefit of the property is the generous ceiling heights and the original tile flooring as well as beautiful wood flooring. The accommodation comprises entrance hall, sitting room with a wood burner, book shelves and storage. Additionally dining room / 2nd reception room, modern dual aspect 21' kitchen/breakfast room with wooden worktops and eye level ovens and a good size bathroom (with underfloor heating) to the ground floor. To the first floor there is a dual aspect 15' master bedroom with feature fireplace and a second bedroom - both bedrooms have fitted wardrobes.





OUTSIDE

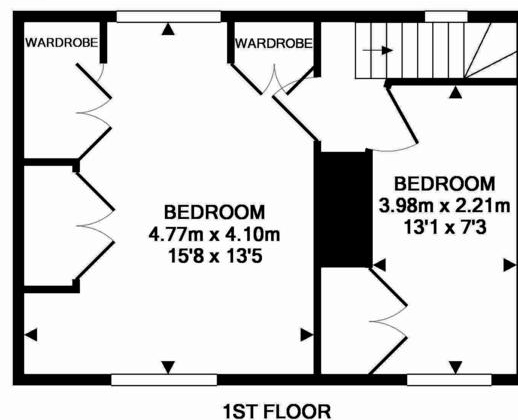
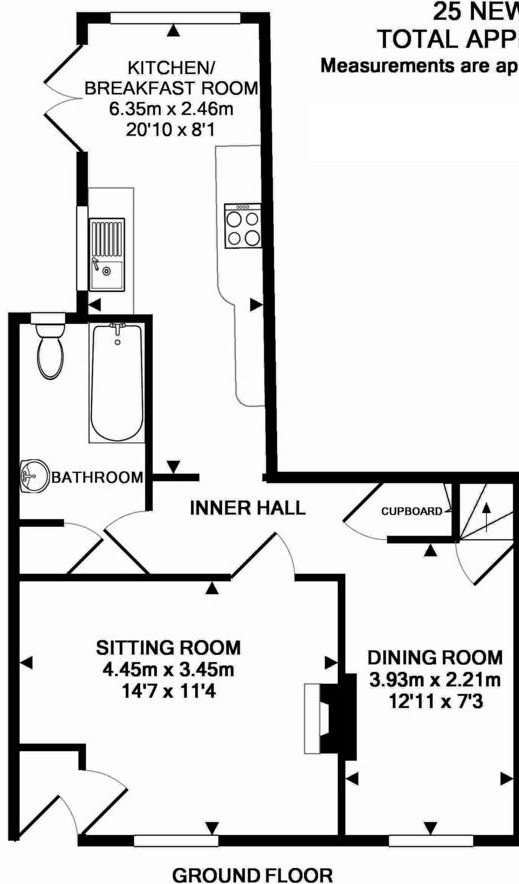
The enchanted south-west facing private garden is fully enclosed and has a myriad of mature shrubs and trees. There is a lower patio area as well as a raised patio area perfect for al fresco dining and barbeques! There is a pathway that leads to the large garden room that has power and heating that could be used for multiple purposes.

SERVICES

All mains services are connected. Energy efficiency rating D.



25 NEWBURY STREET LAMBOURN RG17 8PB
TOTAL APPROX. FLOOR AREA 88.0 SQ.M. (947 SQ.FT.)
 Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
 Made with Metropix ©2019



DIRECTIONS

From our offices in Market Place, proceed along Newbury Street where Badger Cottage, number 25 may be found on the right hand side opposite the turning for Foxbury.



5 Market Place
Lambourn
RG17 8XU

01488 73337
sales@jonesrobinson.co.uk
www.jonesrobinson.co.uk

If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays Us a referral fee averaging at £429 per referral (based on total referrals in 2018), our conveyancing provider pays Us a referral fee averaging at £353 per referral (based on total referrals Jan-May 2019) and our contractors (including EPC providers) pay Us an average fee of £13 per referral (based on total Jones Robinson Group referrals in 2018). Full details of our referral fees are listed on our website.