



jones robinson



FREEHOLD GUIDE PRICE

£700,000

St. Alphage

Lambourn
RG17 7LL

In association with
FINE & COUNTRY
fineandcountry.com™

**A handsome detached period house in grounds approaching half an acre,
with incredible countryside views and double garage**

- Circa 1910
- Open fireplaces
- Tall ceilings
- Natural light from bay windows
- Off road parking for 5 cars
- Rural village location
- Original character features
- Fantastic flow
- Garden room and mature garden
- Ten minutes' walk to the village centre



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

St. Alphage is an impressive detached house dating from 1910 and sits in beautiful mature grounds of approximately half an acre. Arranged over three floors, this fine period home retains much of its character including open fireplaces, tall ceilings with attractive cornices and traditional polished brass door furniture. A particular feature of this beautiful family home is the light and airy feel of the house with plentiful windows. The accommodation includes a central entrance hall with doors either side, leading to an equally well proportioned drawing and dining room which have large bay windows. The country style kitchen / breakfast room runs across the rear of the house and is truly the heart of the home. It has views over the garden and is served by a convenient utility / boot room. To the side of the house there is a tranquil garden room perfect for quiet reflection with French doors leading onto a secluded sun terrace. Upstairs there are five comfortable bedrooms served by two bathrooms on both the first and second floor, as well as a smaller room, perfect for a study. The master and second bedroom enjoy far reaching countryside views.





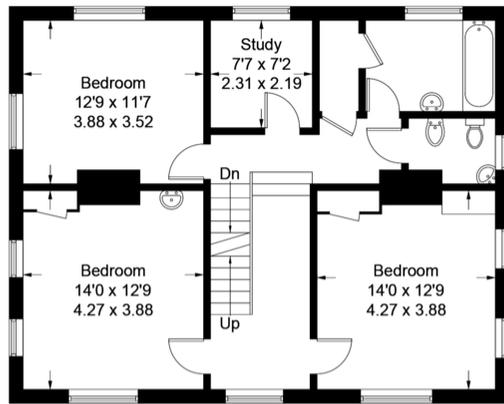
OUTSIDE

The house benefits from being well set back from the road and is approached via a sweeping driveway which leads to a good sized gravelled parking area. The double width garage has up and over doors, power and light. The grounds measure approximately 0.4 acres in total and are lovingly tended. Impressive steps lead to the front terrace, flanked by lawns and established shrub borders. The garden is very interesting and includes hidden corners including a sheltered area with railway sleeper retainers and a paved terrace beneath the shade of a pergola. There are further lawned and landscaped areas too as well as mature shrubs and trees. An added bonus is the greenhouse and vegetable plot. The garden backs onto paddocks and equestrian facilities.

SERVICES

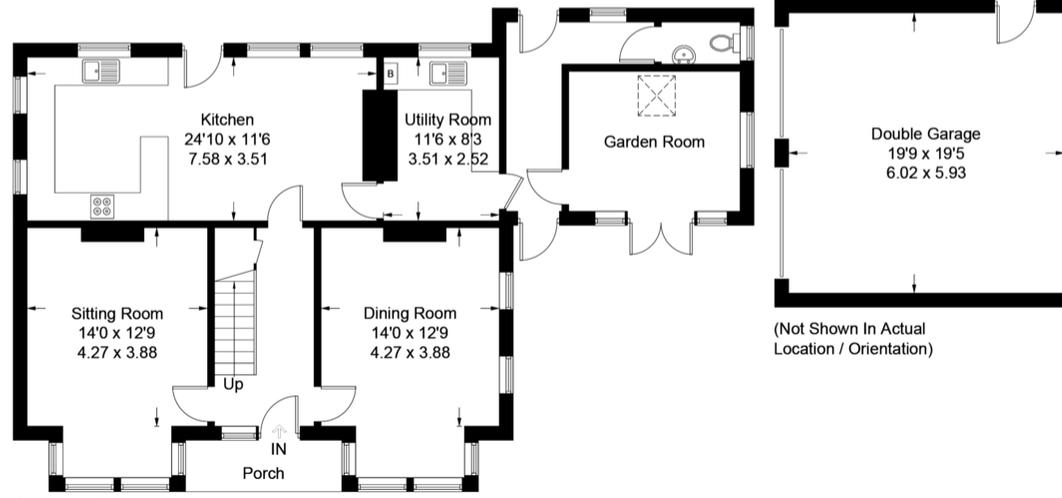
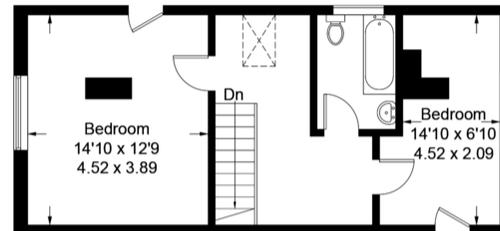
The property runs on mains gas.





St. Alphage

Approximate Gross Internal Area = 235.7 sq m / 2537 sq ft
(Excluding Garage)



DIRECTIONS

From our office in Market Place, head along Newbury Street which becomes Newbury Road just before you exit the village. Just after the turning for Woodbury on the right, the driveway to number 8, (St. Alphage) may be found on the left. Turn right along the drive to St. Alphage.



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.

