



LAVENDER COTTAGE
Guide Price £775,000

Carter Jonas

LAVENDER COTTAGE UPPER LAMBOURN HUNGERFORD RG17 8RG

- Hungerford town centre with mainline station to London Paddington 9.8 miles
- Newbury town centre and mainline station to London Paddington 16.1 miles
- Trains to Paddington in less than one hour from Newbury
- M4 (J14) 8.3 miles

Entrance hall · kitchen · pantry · utility room · sitting room · dining room · study · 5 bedrooms · 2 bathrooms · double garage · garden · self-contained one bedroom annexe · Energy Rating D for the cottage and E for the annexe

SITUATION

Upper Lambourn is a lovely village which is the heart of British jump racing and is situated in a beautiful location surrounded by amazing countryside. The village of Lambourn is only a short drive away and offers a range of facilities. Lambourn is a large village lying within the Newbury/Wantage/Hungerford triangle and also within commuting distance of Swindon. Communications are good being only a few miles from the M4, giving access to London, Heathrow and the West Country. Train services are from Newbury, Didcot and Swindon. Lambourn offers a good range of facilities for everyday needs, including shops, churches, public houses, doctors, dentist and a primary school.

DESCRIPTION

Lavender Cottage is an unlisted detached, thatched cottage which is now vacant with no onward chain. The property has retained a great deal of its original charm and character and offers three reception rooms on the ground floor, including a large sitting room, a kitchen and a large and very useful utility room. Upstairs there are five bedrooms and two bathrooms.

SITUATED IN THIS CHARMING VILLAGE IN THE HEART OF THE LAMBOURN DOWNS, AN AREA SURROUNDED BY BEAUTIFUL COUNTRYSIDE, AN INDIVIDUAL DETACHED PERIOD COTTAGE SITTING IN A PLOT OF 0.32 ACRES WITH A DOUBLE GARAGE AND A ONE-BEDROOM ANNEXE.



OUTSIDE

The cottage is approached by a private drive which offers off-road parking and access through electric gates to a further driveway which leads to the detached brick double garage. The garden is to one side of the cottage as there is no garden to the rear of the property. The garden is enclosed and private and is mainly to lawn with a number of mature trees and shrubs and the plot measures 0.32 acres. At the rear of the cottage, and with a separate access and drive is a self-contained one-bedroom annexe which have been let for many years but is now vacant.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, oil fired central heating

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG17 8RC



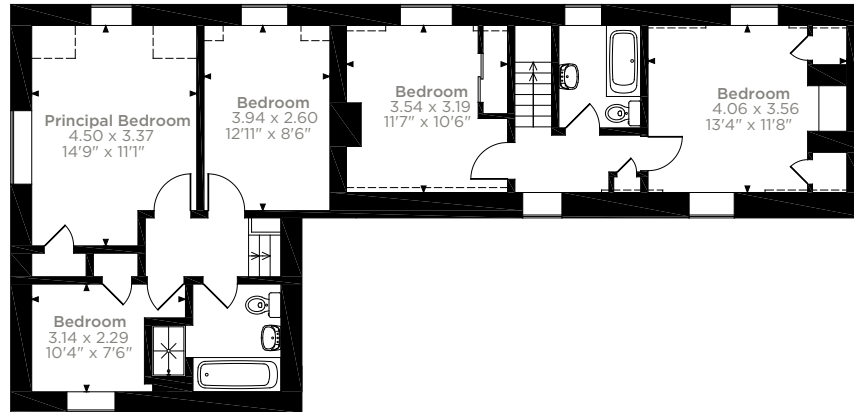
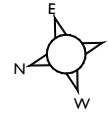
Lavender Cottage, Upper Lambourn, Hungerford

Approximate Gross Internal Area

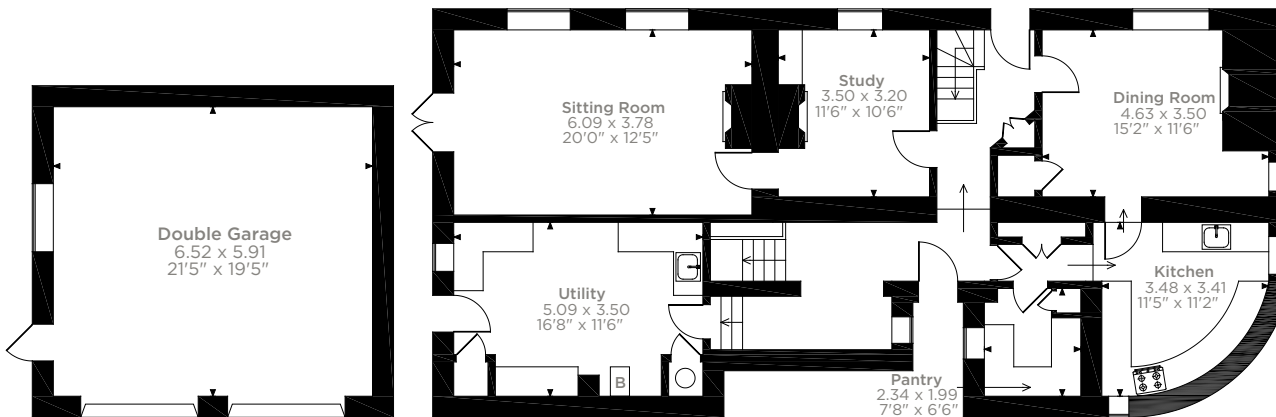
Main House = 190 Sq M/2045 Sq Ft

Double Garage = 39 Sq M/420 Sq Ft

Total = 229 Sq M/2465 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		

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