

North Farm
Sheepdrove Hill, Lambourn, RG17 8YL

Carter Jonas

North Farm
Sheepdrove Hill
Lambourn
RG17 8YL

An attractive Grade II listed detached village house with plenty of charm and character together with a south facing garden situated within walking distance to an excellent range of local facilities.

– Newbury town centre and mainline station to London Paddington 16.4 miles
– Hungerford town centre and mainline station 9.9 miles
– Didcot mainline station to London Paddington 18.6 miles
– Wantage town 9.3 mile, M4 (junction 14) 6.9 miles

Porch • spacious entrance hall • cloakroom • drawing room • dining room • garden room • kitchen • utility with pantry • bedroom with ensuite bathroom • three further bedrooms • built-in wardrobes • family bathroom • separate WC • second staircase to a bonus room/ bedroom five • separate office building with kitchen area and WC • detached oak outbuilding providing triple garage and workshop • ample private drive • established and very private south facing garden • plot measures 0.28 acres • Energy Rating F



Situation

North Farm is situated on the edge of this very active village on a lane that leads up to the Lambourn Downs and Ridgeway. The Downs provide fantastic walking and riding. The property is within walking distance to the village. Lambourn is a large village lying within the Newbury/Wantage/Hungerford triangle. 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 Hungerford. It is one of very few villages in the area that offers a good range of facilities for everyday needs, including shops, churches, public houses, doctors and a primary school.

Description

North farm is a very individual detached, Grade II Listed property that has retained many original features.

On the ground floor there are three good sized reception rooms including an attractive garden room with a wall of glass and French windows providing direct access to adjoining south facing terrace. Within this room there is a woodburning stove and the drawing room also has an open fireplace. The ground floor accommodation is completed with a spacious hallway, a cloakroom, a kitchen with space for a table, separate utility and pantry and a rear porch. Upstairs there are four bedrooms, one with ensuite bathroom, a family bathroom and a separate WC. All bedrooms have fitted cupboards. In addition, a second staircase leads from the utility room to a first-floor bonus room or fifth bedroom. A short walk across the drive is the office building which provides very useful additional space that could be used a variety different ways and possibly could be converted into a self-contained annex.

Outside

North Farm is approached through a gated entrance beyond which there is a wide area of gravelled drive providing plenty of private parking and access to the garage. Attractive brick and flint wall forms a boundary with the road and there is a very useful detached timber framed outbuilding with power and lighting and provides a triple garage with a lockable workshop area. The south facing garden is a particular feature of the house as it has an abundance of established trees, shrubs and plants with a central area of lawn and walls on all sides. Directly behind the property is a good size terrace for outside entertaining and dining and the garden faces south. The whole plot measure 0.28 acres

Additional Information

Tenure: Freehold
Services: Mains water, electricity and drainage, oil fired central heating
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band G
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG17 8YL

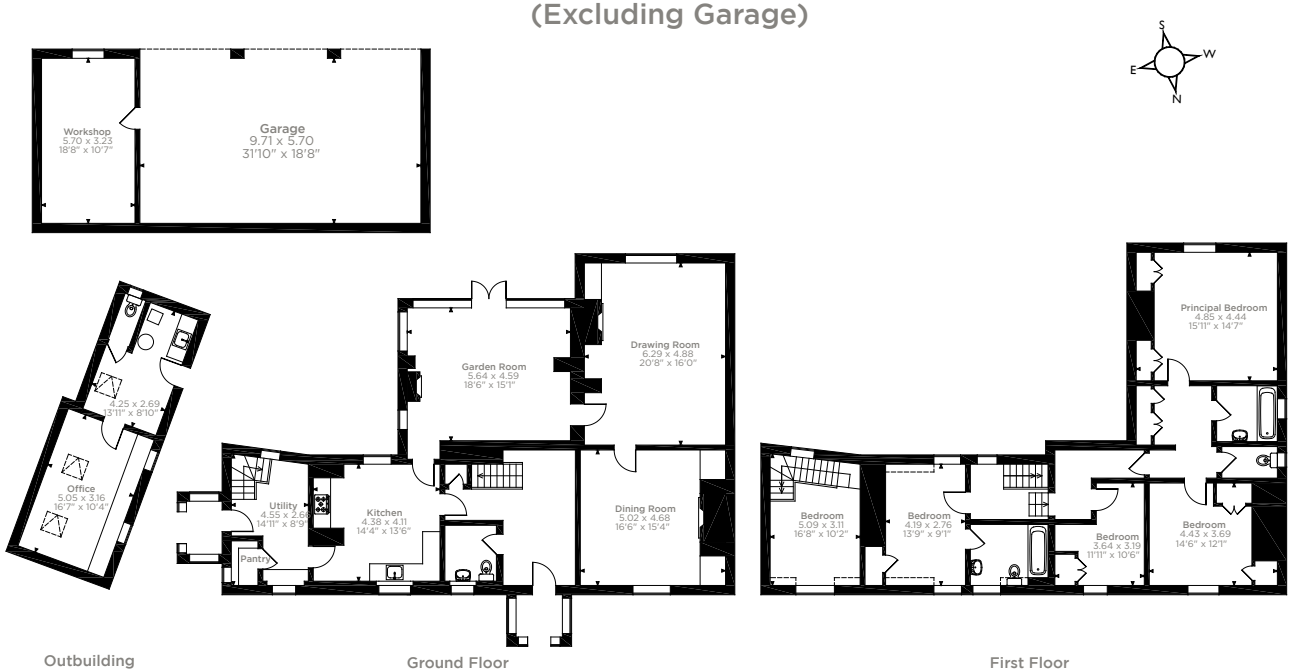






North Farm, Sheepdrove Hill, Lambourn, Hungerford

Approximate Gross Internal Area
Main House = 254 Sq M/2734 Sq Ft
Outbuilding = 46 Sq M/495 Sq Ft
Total = 300 Sq M/3229 Sq Ft
(Excluding Garage)

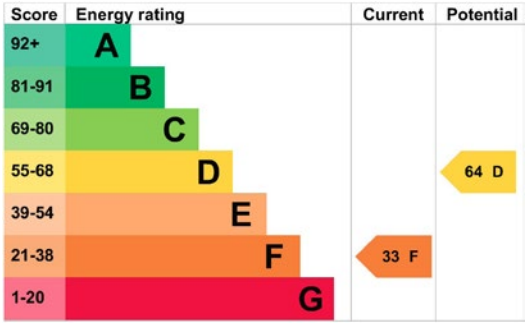


Outbuilding Ground Floor First Floor

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.







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