



CHESTNUT PLACE
Guide Price £325,000

Carter Jonas

CHESTNUT PLACE SHEEPDROVE ROAD LAMBOURN RG17 7YU

- 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

Entrance conservatory · inner hallway · sitting room · kitchen · two double bedrooms · bathroom · single garage · drive for private parking · garden adjoining farmland · Energy Rating D

SITUATION

Chestnut Place is in a lovely location on a lane that leads up to the Lambourn Downs and Ridgeway. The Downs provide fantastic walking and riding. The bungalow is well positioned in the centre of the garden and 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. The village offers a good range of facilities for everyday needs, including shops, churches, public houses, doctors and a primary school.

DESCRIPTION

Chestnut Place is an individual detached bungalow that offers scope to be extended subject to planning permission. It is also possible that a buyer might replace it with a new dwelling. It is currently a comfortable home, that has been let for many years and is sold with no onward chain.

SITUATED IN A LOVELY LOCATION CLOSE TO THE LAMBOURN DOWNS, AND ON THE EDGE OF THIS VERY ACTIVE VILLAGE, WITH GREAT FACILITIES, AN INDIVIDUAL DETACHED BUNGALOW WITH A PLOT OF 0.2 ACRES.



At the front of the property there is a conservatory, which is a nice seating area, which leads into an inner hallway. The sitting room faces the garden and has doors leading into the kitchen. There are two double bedrooms and bathroom.

OUTSIDE

The property is approached by a private drive providing private parking and access to the single garage. The garden extends to the front and rear and runs alongside open fields.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council – 01635 551111

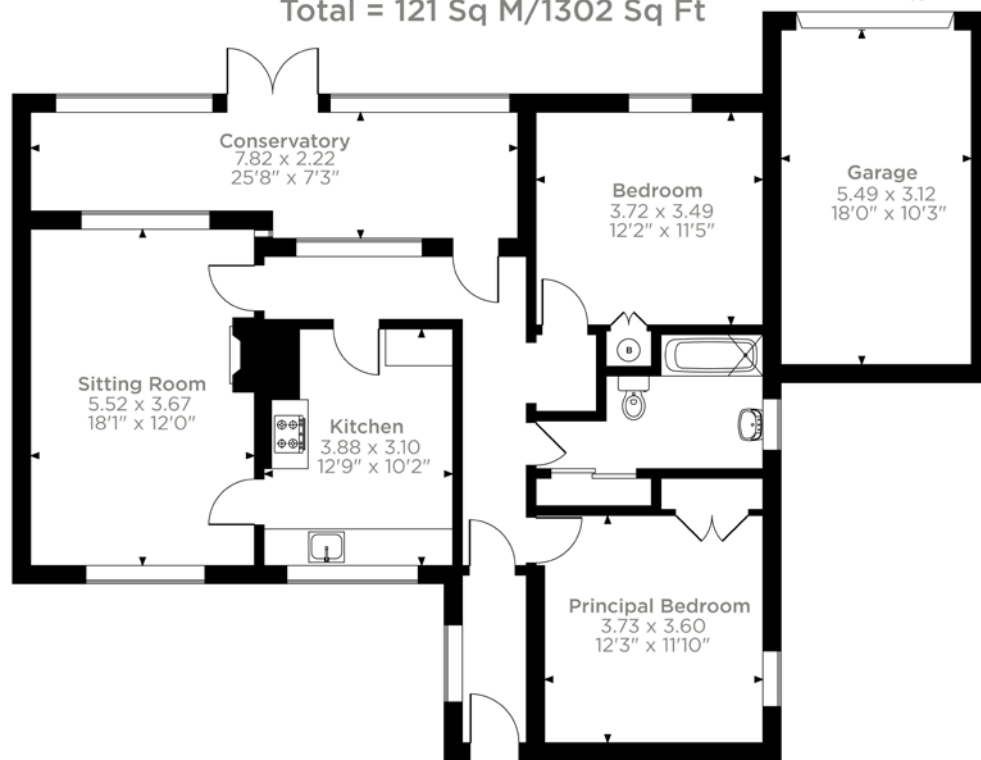
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG17 7YU



Chestnut Place, Sheepdrove Road, Hungerford
 Approximate Gross Internal Area
 Main House = 104 Sq M/1119 Sq Ft
 Garage = 17 Sq M/183 Sq Ft
 Total = 121 Sq M/1302 Sq Ft



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 | | 79 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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