

5 Downs Close
Guide Price £622,000

Carter Jonas

5 Downs Close
Eastbury
Hungerford
RG17 7JW

Nestled in the heart of the beautiful Lambourn valley in a pretty village, a detached bungalow with lovely south facing garden, home office and double length garage/workshop

– Lambourn village and extensive local facilities less than 1.5 miles
– Hungerford 5.5 miles with mainline train station to London Paddington from 50 minutes
– Newbury 10 miles with trains to London Paddington from 45 minutes
– Wantage 7.5 miles, M4 (J14) 4 miles



Beautiful views • entrance hall • south facing sitting room/dining room • kitchen/breakfast room • large utility room • three good sized bedrooms • bathroom • cloakroom • double length garage/workshop • home office/studio • garden shed • ample private drive • lovely established plot of 0.25 acres • very quiet location • beautiful views over the garden and wider countryside • privately owned photo voltaic 'solar' panels • Energy Rating C

Situation

5 Downs Close is situated in a corner location in a very quiet position within a small cul-de-sac, so away from passing traffic and in the picturesque village of Eastbury. Eastbury has a sports centre and numerous footpaths from the property giving access to local woodlands and the Downs. There is a good local primary school. Lambourn has a good range of shops for everyday needs and is well known for racing with the market towns of Hungerford and Newbury giving more extensive facilities. Sporting amenities in the area include golf at Chaddleworth, Newbury, Donnington and Marlborough, racing at Newbury.

Description

5 Downs Close is a light and spacious three-bedroom detached bungalow within a private corner plot that is situated in a lovely location. The property offers a spacious open plan sitting/dining with 2 sets of patio

doors opening onto the south facing terrace, with views over the garden and the countryside. The fitted kitchen/breakfast room has space for a table and there is a large, airy utility room with an external door. There are 3 good sized bedrooms, with the principal having fitted wardrobes. The bathroom has a bath/shower and benefits from a heated towel rail and underfloor heating plus there is an additional separate cloakroom. There is a working chimney suitable for fitting a log burner within the lounge/diner.

In the generous hallway, there is an airing cupboard and a new loft hatch, with integral ladder, giving access to the fully boarded loft which provides extensive additional storage. The property has been further enhanced by a recently fitted external oil fired combi boiler for central heating and instant hot water.

Outside

A unique corner plot of 0.25 acres with private parking and lovely mature front and rear gardens with lawns, mature flowering shrubs and flowers, a vegetable plot and a cooking apple tree. The rear garden has a terrace directly behind the property which is ideal for outside dining and entertaining. Side access is provided on both sides of the property connecting the front and back gardens. The home office looks onto the garden and has power and light. The double length garage has a personal door from the terrace and has a window, power, light and water. There are also two useful garden sheds.

ADDITIONAL INFORMATION

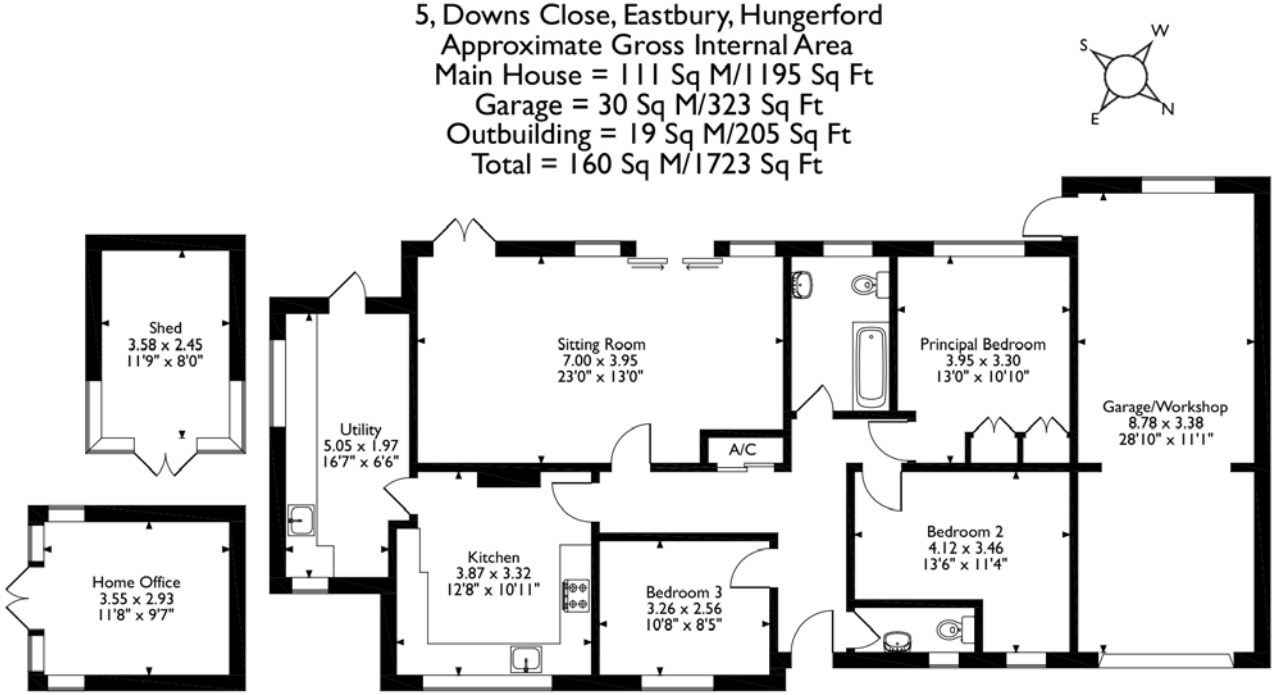
Tenure: Freehold
Services: Mains water, electricity, drainage and oil-fired central heating with a newly installed combination boiler
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band E
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG17 7JW







5, Downs Close, Eastbury, Hungerford
Approximate Gross Internal Area
Main House = 111 Sq M/1195 Sq Ft
Garage = 30 Sq M/323 Sq Ft
Outbuilding = 19 Sq M/205 Sq Ft
Total = 160 Sq M/1723 Sq Ft

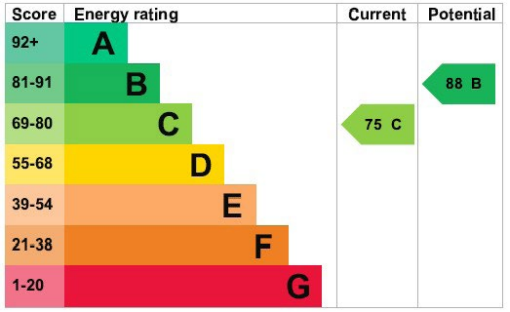


Outbuildings

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.







Newbury 01635 263000
newbury@carterjonas.co.uk
51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk
Offices throughout the UK

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