



SMALLRIDGE HOUSE
Guide Price £575,000

Carter Jonas

Smallridge House Edwards Hill Lambourn RG17 8NL

- Newbury town and mainline train station 13 miles
- Hungerford 8 miles
- M4 (J14) 5 miles

Area Outstanding Natural Beauty • Countryside views • Off road parking for 5 cars • Sitting room with electric fire • snug • kitchen/breakfast room with granite tops • family room/garage with utility room • downstairs cloakroom • principal bedroom with en suite • 3 further double bedrooms • family bathroom • private garden • workshop • summer house • Energy Rating B

Situation

This beautiful four bedroom family house is conveniently located on Edwards Hill which is tucked away off the Lambourn High Street, close to the village amenities and a short walk to the village primary school. 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

Smallridge House was constructed in 2017 and offers flexible accommodation includes a generous entrance hall, a downstairs cloakroom and two/three reception rooms. The house boasts a superb kitchen/breakfast room which includes integrated appliances, granite work surfaces, utility area and space for a breakfast table.

A very well presented detached family house with spacious accommodation, ample parking and private garden.



The reception rooms consist of a sitting room with electric fireplace, snug and a converted garage into a playroom, although this could easily be reinstated to a garage. On the first floor there is a spacious landing with room for a desk, and four good bedrooms, all of which have built-in wardrobes. The principal bedroom has a full en-suite bathroom and there is also a second family bathroom.

Outside

The house is approached over a large tarmac driveway with ample parking. There is a substantial rear garden, mainly laid to lawn, with a raised terrace area and large garden workshop/outbuilding with light and power along with a summer house.

Additional Information

Tenure: Freehold

Services: All main services are connected.

Local Authority: West Berkshire Council – 01635 551111

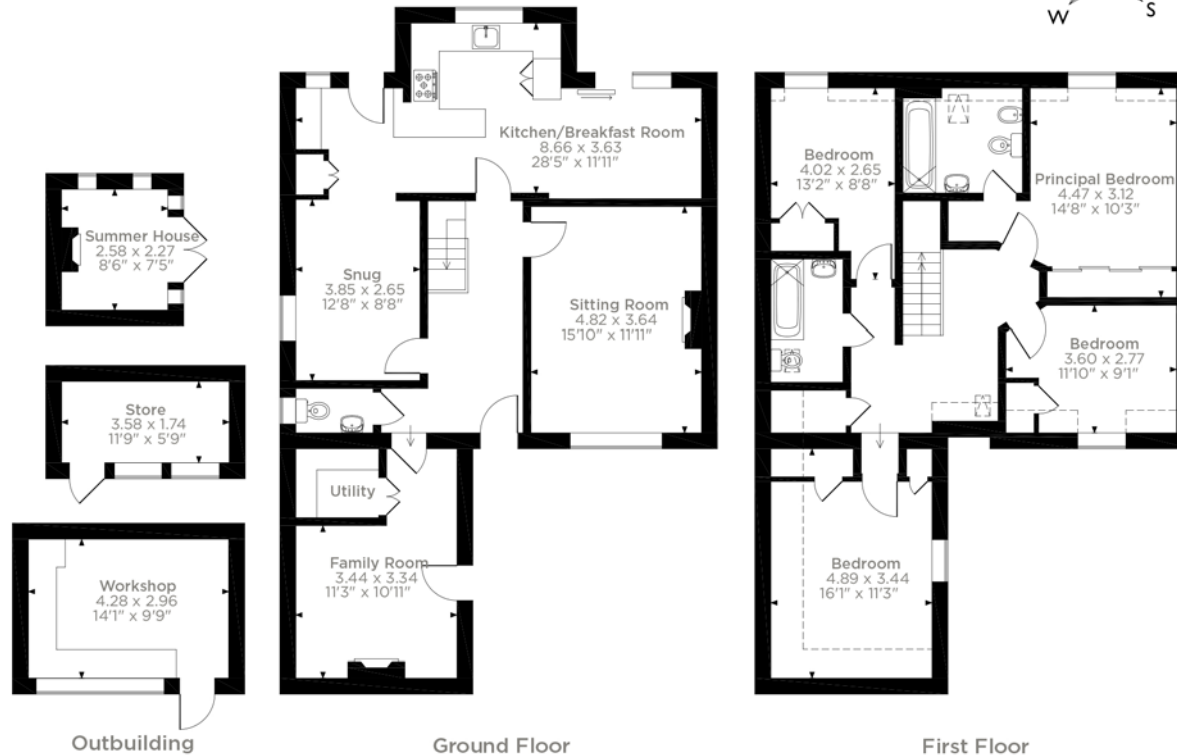
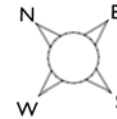
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG17 8NL



Smallridge House, Edwards Hill, Hungerford
 Approximate Gross Internal Area
 Main House = 160 Sq M/1723 Sq Ft
 Outbuildings = 25 Sq M/270 Sq Ft
 Total = 185 Sq M/1993 Sq Ft



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		92
81-91 B	85	
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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