



Stork House Drive

Cricketts

Stork House Drive, Lambourn, Hungerford, RG17 8ND

£315,000



- 🏠 Hall and WC
- 🏠 Spacious lounge
- 🏠 Kitchen/ dining room
- 🏠 Generous conservatory
- 🏠 Main bedroom with a built in cupboard and en suite shower room
- 🏠 Two further bedrooms both with built in cupboards
- 🏠 Family bathroom
- 🏠 Garage with parking to the front
- 🏠 Enclosed South facing rear garden
- 🏠 Walking distance to the high street

#### DESCRIPTION

This delightful three-bedroom family home offers the perfect blend of comfort and convenience. With its spacious layout, modern amenities, and convenient location, this property is sure to meet all your needs. Situated in Lambourn, known for its friendly community and excellent amenities, this home offers the ideal setting for family life. From nearby schools and parks to shops and cafes, everything you need is just a stone's throw away.

The accommodation comprises:- Hall, WC and spacious living room. Modern kitchen and a dining area which is perfect for family meals and entertaining guests. Conservatory to the rear where you can enjoy an abundance of natural light and views onto the garden.

This home boasts a main bedroom with an en suite shower room and two further bedrooms, providing ample space for the whole family. Each bedroom has a built in wardrobe. Family bathroom.

Garage and Parking. Fully enclosed South facing rear garden which backs onto an open field.

Full planning permission granted for a double storey extension to the side of the property.

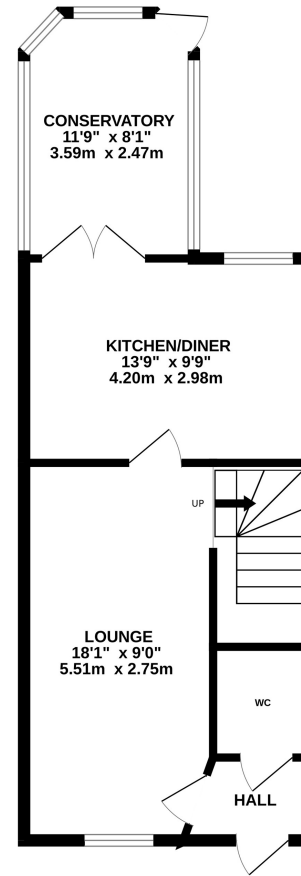
# Local Information

Lambourn is a popular village lying just north of the M4 Motorway between Swindon and Newbury in the North/West corner of West Berkshire. The village is particularly famous for its association with the training of the world's finest race horses, being England's second largest centre and is home to a rehabilitation centre for injured jockeys and an equine hospital. Lambourn is a lovely place to live if you enjoy the tranquillity of the countryside combined with the modern facilities of a thriving village. It has many amenities including a library, two grocery shops, a hairdresser, a chemist, doctors surgery, a butcher, a bakery, veterinary clinic and a wide variety of public houses and restaurants. The village also has a number of sports and social clubs including tennis, bowls, football and cricket.

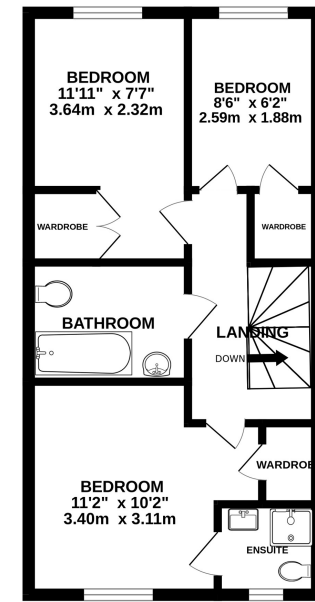
The Lambourn Downs are part of the North Wessex Downs Area of Outstanding Natural Beauty, forming an elevated chalk landscape of subtle curves from The Ridgeway in the north to the River Kennet in the South. Sparsely populated, the Downlands possess a strong sense of remoteness and isolation. The carefully managed gallops which are also found here have produced some of the most famous names in English horse racing

In terms of communications, Junction 14 of the M4 is approximately 6 miles from the town centre providing access into London (East) and Wales (West). The nearest train station is in the village of Hungerford which is approximately 9 miles south of Lambourn.

GROUND FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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