



Eressea, Newbury Street, Lambourn, Hungerford, Berkshire RG17 8PD  
Berkshire, £485,000

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Berkshire

Freehold

Spacious & Immaculate Three Bedroom Detached Family Home | Large Plot With Garage & Driveway | Spacious Living Room & Impressive Re-Fitted Kitchen/Dining Room | Ground Floor Cloakroom & Useful Utility | Built-in Wardrobes To Master & Second Bedrooms | Modern Re-Fitted Four Piece Family Bathroom | Set Back Off The Road In A Convenient Position

**Description**

Situated on a large plot is this immaculately presented and much improved three bedroom detached family home located in a small private close of only four properties. Conveniently positioned within walking distance to local amenities, this spacious property should be viewed internally to fully appreciate all there is on offer.

The accommodation briefly comprises of entrance hall, cloakroom, useful utility room with a new one year old water softener, spacious living room with patio doors onto the lovely garden and an impressive re-fitted kitchen/dining room. The kitchen is complete with built-in appliances and ample wall and floor mounted cabinets boasting under unit lighting. The first floor consists of landing with airing cupboard, modern re-fitted four piece bathroom and three bedrooms with built-in wardrobes to both the master and second bedrooms.

Externally, there is a fantastic enclosed rear garden consisting of a large patio area, remainder laid to lawn enclosed by pretty flowers and shrubs borders, interspersed with mature trees. Additionally there is a generous patio area to the rear housing two sheds and a greenhouse. To the front of the property is the garage leading to a double width driveway providing off road parking for 2 cars, with an area of stone chippings which has potential to accommodate a small vehicle.

The property is freehold, connected to mains gas, electric, water and drainage. The property is heated via a gas fired boiler which was replaced in 2022 and

there are uPVC double glazing throughout. All windows have been replaced apart from in the bathroom and patio doors.

**Location**

The village of Lambourn is located in Berkshire on the beautiful downlands of England. Lambourn is a working village and is famous for its association with the training of the world's finest race horses. The village has many amenities including shops, village church, public houses and a leisure centre and football club. It lies close to the borders of Oxfordshire and Wiltshire on the B4000 road between Newbury and Highworth (both 12 miles away). It is 29 miles west of Reading and 71 miles west of London and is only a few miles away from junction 14 of the M4 motorway.

**Viewing Information**

By appointment only please.

**Local Authority**

West Berkshire Council

Tax Band: D



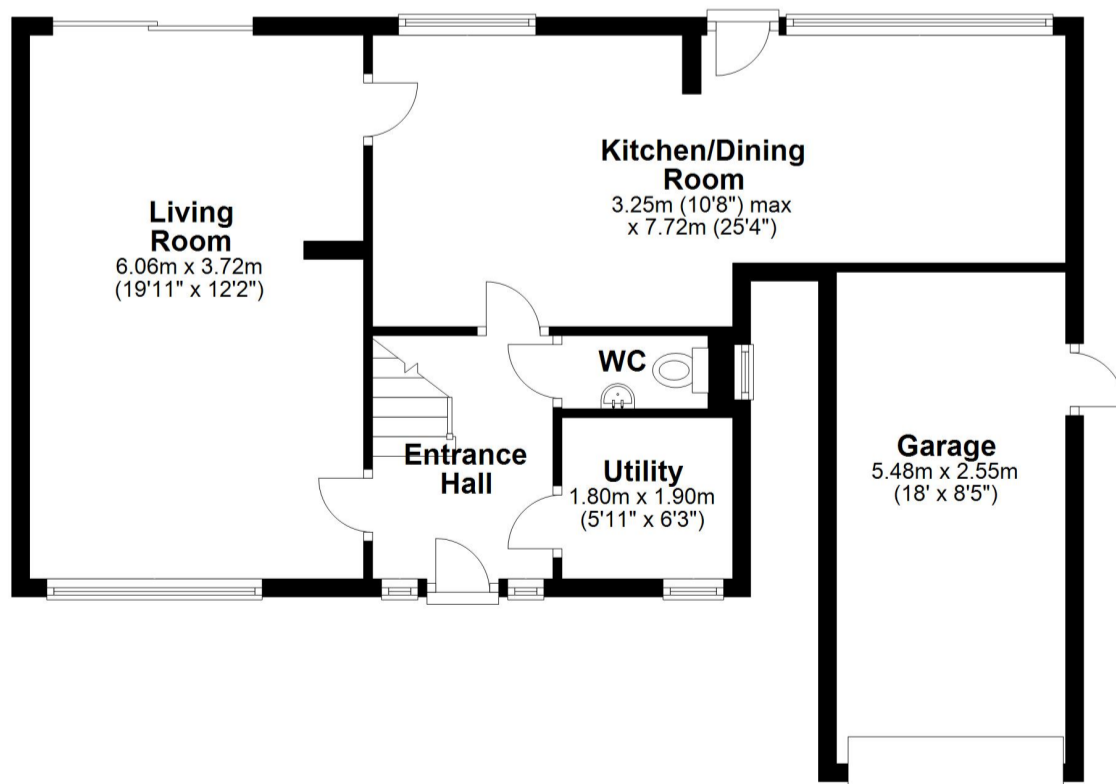
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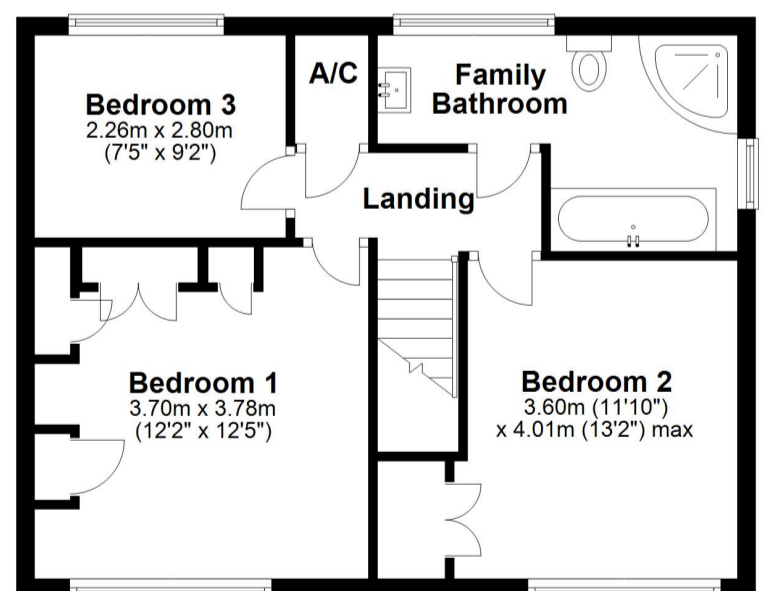
**Ground Floor**

Approx. 71.1 sq. metres (765.6 sq. feet)



**First Floor**

Approx. 47.5 sq. metres (511.6 sq. feet)



**Total area: approx. 118.7 sq. metres (1277.1 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

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