



2 Foxbury

Lambourn, Berkshire, RG17 8PT

marc allen

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£345,000

A beautifully presented Neo Georgian style house that has been considerably improved by the vendor to create an extremely comfortable home. Plans and Building Regulations have been prepared for a rear extension.

Description

The accommodation includes good hall space with built-in storage and a smart downstairs cloakroom. The sitting room has good natural light from a large bay window and opens in to a stunning open plan kitchen and dining area with doors to the garden. The kitchen has a contemporary range of gloss fronted units with integrated appliances, distinctive tiled surrounds and space for a table. On the first floor there is a generous landing and three bedrooms, one of which has built-in wardrobes. The bathroom has also been refitted in a contemporary style and includes a shower. Outside there is a new gravelled driveway for off road parking and an enclosed rear garden laid to lawn with borders and a paved terrace. A viewing is strongly advised to fully appreciate the attention to detail and qualities of this attractive home.

Lambourn

Lambourn village has a range of local shops, primary and nursery schools, library, public houses, community/sports centre and medical centre. Newbury with its comprehensive shopping and leisure

facilities is approximately 12 miles away with a mainline railway station to Reading and London (Paddington). The M4 can be joined at junction 14 (approximately 6 miles).

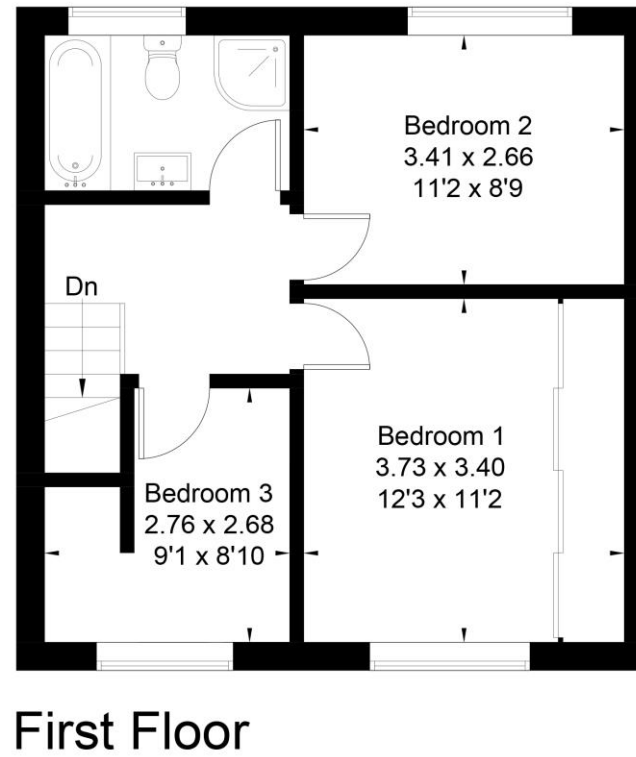
Directions

On reaching Lambourn from Hungerford continue to the centre of the village and turn right into Newbury Street. Take the second left turn into Foxbury and No.2 is just on the left hand side.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Area
- Three Bedrooms
- Bathroom
- Driveway
- Gardens
- Gas to Radiator Heating



Approximate Floor Area = 80.9 sq m / 871 sq ft



To view this property call Marc Allen Estate Agents on **01488 685353**

Replacement door to:-

Entrance Hall

Tiled floor. Contemporary upright radiator/mirror. Stairs to first floor. Understairs cupboard. Built-in cupboard.

Cloakroom

A white suite comprising wash hand basin with a cupboard below and w.c. Heated towel rail.

Sitting Room

TV aerial point. Contemporary upright radiator. Opening to:-

Kitchen/Dining Area

Fitted with a smart range of gloss fronted wall and base units with work surfaces over and tiles surrounds. Single drainer sink unit with a mixer tap. Built-in electric oven, grill, five burner gas hob and extractor over. Integrated fridge, freezer, washer/dryer and dishwasher. Tiled floor. Recessed spotlights. Space for a table. French doors to garden. USB points. Contemporary upright radiator.

Staircase gives access to generous landing

Access to part-boarded loft via pull-down ladder. Recessed spotlights.

Bedroom 1

Built-in wardrobes with mirrored doors. Radiator.

Bedroom 2

Radiator.

Bedroom 3

Radiator. Fitted shelving.

Bathroom

A contemporary white suite comprising panelled bath with a Mira thermostatic shower control, wash hand basin with a cupboard below and w.c. Tiled surrounds and floor. Heated towel rail. Separate corner shower with a Mira control. Light/extractor. Recessed spotlights.

At the front of the property is

A generous gravelled driveway for off road parking and a pathway to the house.

At the rear of the property is

A wide paved terrace leading to a lawned garden with borders and mature tree. The garden is enclosed by close board fencing with a gate to the rear. Two garden sheds, one of which has power. Outside light and tap.

Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified.



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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