



# High View

Newbury Street, Lambourn, Berkshire, RG17 8PG





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Guide £320,000

An extremely well maintained semi-detached family house situated in an elevated position within the village.

## Description

The property has double glazing and a recently replaced boiler and the accommodation includes a modern kitchen with a good range of dark coloured units, a downstairs cloakroom and a utility area. There is a sitting room, a separate dining room and a hardwood conservatory. On the first floor there are three bedrooms and a bathroom in white with a shower over the bath. Outside there are well tended gardens to the front and side and a double width driveway for off road parking.

## Directions

On reaching Lambourn from Hungerford, continue to the centre of the village and turn right into Newbury Street. High View will be found along on the right hand side just after the junction with Station Road.



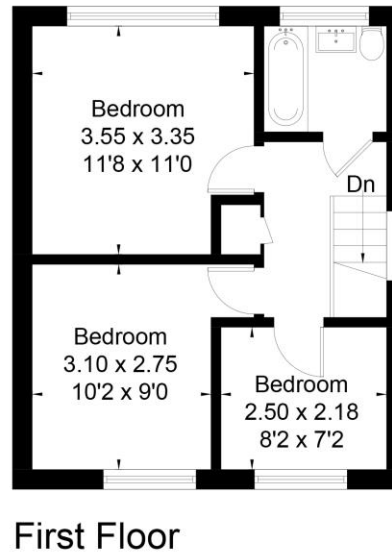
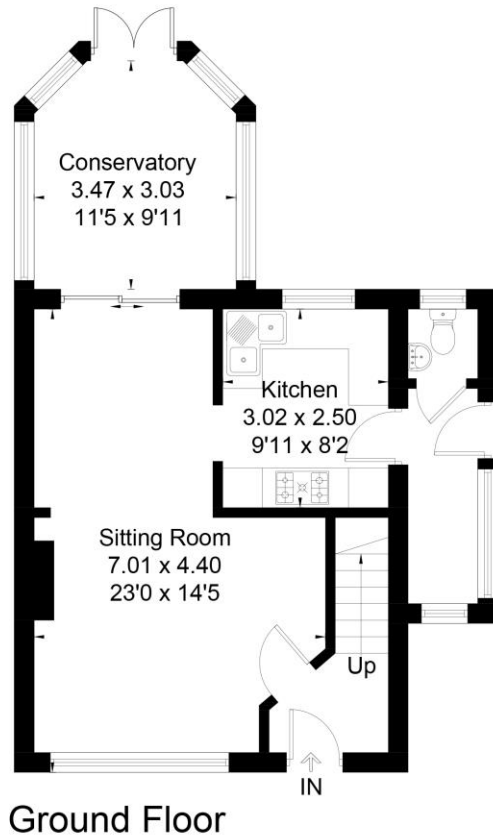
## Lambourn

Lambourn village has a range of local shops, primary and nursery schools, 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).

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Cloakroom
- Utility Area
- Conservatory
- Three Bedrooms
- Bathroom
- Driveway
- Gardens



Approximate Floor Area = 88.8 sq m / 956 sq ft



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

#### Porch

UPVC front door. Outside light.

#### Entrance Hall

Stairs to first floor. Radiator.

#### Sitting Room

Feature fireplace with an open fire and polished stone hearth. Full height picture window. Arch to:-

#### Dining Room

Radiator. Sliding double glazed doors to:

#### Conservatory

A hardwood construction with double glazed doors to the garden.

#### Kitchen

Fitted with a range of dark coloured wall and base units with drawers and contrasting work surfaces over. Corner sink unit with two bowls, drainer and mixer tap. Plumbing for automatic washing machine. Built-in double oven and hob with extractor over. Tiled surrounds.

#### Utility Area

With light and power. Door to garden.

#### Cloakroom

With a wash hand basin and w.c. Radiator.

#### Staircase gives access to landing

Access to insulated and part-boarded loft. Airing cupboard housing new combi boiler.

#### Bedroom 1

Radiator.

#### Bedroom 2

Radiator.

#### Bedroom 3

Radiator.

#### Bathroom

Comprising a traditional white suite with a panelled bath with a shower over, wash hand basin and w.c. Tiled surrounds. Radiator.

#### At the front of the property is

An enclosed garden with beech hedging, lawn, established borders and a pathway to the house.

#### At the side of the property is

A double width driveway with garden storage and outside lighting.

#### At the rear of the property is

A paved patio area with an outside tap and rear pedestrian access.

#### 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 are included.



EPC

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