



# Saddlers House

1A Newbury Street, Lambourn, Berkshire, RG17 8PB







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Guide £495,000

A substantial detached house in a very convenient central location, with an annexe, enclosed garden and good off road parking.

## Description

The accommodation includes a generous reception hall from which the stairs lead and a useful downstairs cloakroom. The kitchen has been tastefully fitted and includes some built-in appliances and a breakfast bar. The sitting room is of good proportions and has patio doors out to the garden. There is also a useful utility room and rear lobby which also has access to the garden. On the first floor there is a spacious landing and four well balanced bedrooms. There is an en-suite shower room and a full family bathroom complete with a corner bath. The separate one bedroom annexe is a particular feature, with a private entrance, open plan kitchen/sitting room and an en-suite shower room off of the bedroom. This would be ideal for a relative, older child or as an opportunity to generate an income, subject to any consents. Outside there is gated off road parking and an enclosed garden laid to lawn with a paved terrace.

## Lambourn

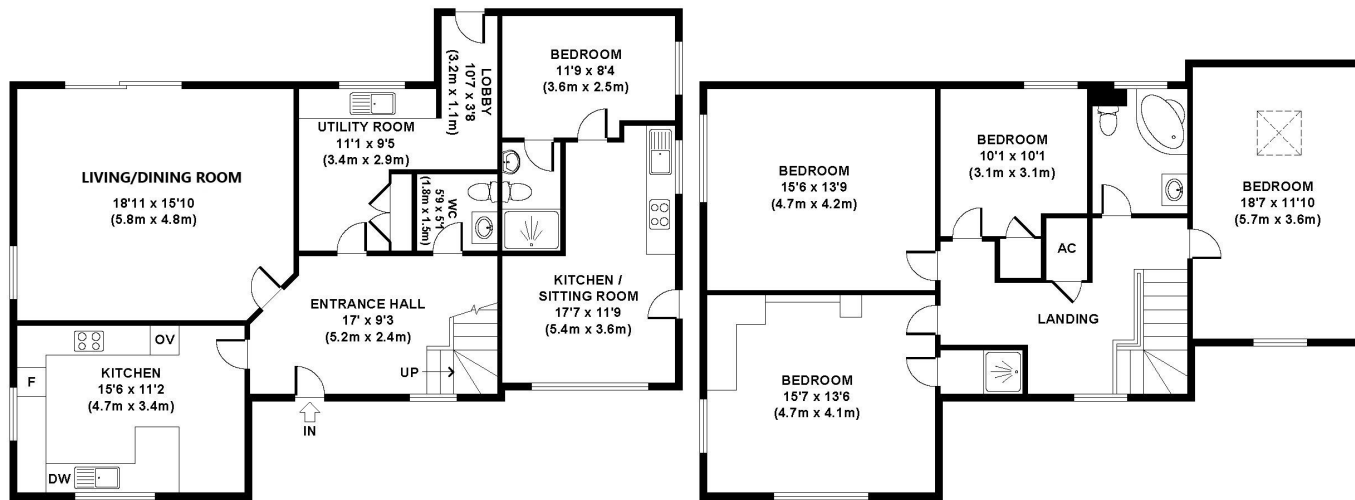
Lambourn village has a range of local shops, primary and nursery schools, library, public houses, community/sports centre and medical centre. Newbury with its comprehensive shopping and leisure facilities is approximately 12 miles away with a mainline railway station to Reading and London (Paddington). The M4 can be joined at junction 14 (approximately 6 miles).

## Directions

On approaching Lambourn from Hungerford, continue to the centre of the village and turn right into Newbury Street. Saddlers House will be found in on the right hand side.

- Porch
- Entrance Hall
- Cloakroom
- Living Room/Dining Room
- Kitchen
- Utility Room
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Driveway
- Garden





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



**Porch**  
Contemporary door to:-

**Entrance Hall**  
Oak flooring. Radiator.

**Cloakroom**  
A contemporary white suite comprising wash hand basin with a cupboard below and w.c. Tiled floor and surrounds. Radiator.

**Living Room/Dining Room**  
18' 11" (5.77m) x 15' 10" (4.83m). Two radiators. TV aerial point. Double glazed patio door to garden.

**Kitchen**  
15' 6" (4.72m) x 11' 2" (3.4m). A tastefully fitted kitchen with coloured wall and base units, two tone work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built-in twin ovens, gas hob and contemporary extractor over. Built-in fridge, freezer and dishwasher. Breakfast bar. Tiled floor.

**Utility Room**  
11' 1" (3.38m) x 9' 5" (2.87m). Single drainer stainless steel sink unit with a mixer tap, unit below and work surfaces over. Plumbing for automatic washing machine and space for tumble dryer. Wall mounted gas fired boiler for domestic hot water and central heating.

**Side Lobby**  
Door to garden.

**Staircase gives access to landing**  
Access to loft. Airing cupboard with hot water tank and immersion heater.

**Bedroom 1**  
15' 6" (4.72m) x 13' 9" (4.19m). Radiator.

**Bedroom 2**  
15' 7" (4.75m) x 13' 6" (4.11m). Built-in wardrobes with overhead storage, drawers and dressing table. Sink with a cupboard below.

**En-Suite Shower Room**  
With a shower enclosure, tiled surrounds and extractor.

**Bedroom 3**  
10' 1" (3.07m) x 10' (3.05m). Built-in wardrobe. Radiator.

**Bedroom 4**  
18' 7" (5.66m) x 11' 10" (3.61m). Velux window. Radiator. Access to loft space.

**Bathroom**  
A white suite comprising corner bath with a seat and side taps. Wash hand basin with a cupboard below and w.c. Chrome finished heated towel rail.

**Annexe**  
Pictures opposite. With a separate entrance to the side. The accommodation includes an open plan kitchen/sitting room of approx. 17' 7" (5.36m) x 11' 9" (3.58m) max. and a bedroom of approx. 11' 9" (3.58m) max x 8' 4" (2.54m) with an en-suite shower room. This is a valuable extension to the living space and would be ideal for a relative, older child or as a rental income, subject to any consents, of course. .

**At the front of the property is**  
A contemporary sliding gate leading to private parking with a block paved driveway and stone chippings which extends to the side. Outside light.

**At the rear of the property is**  
A lawned garden with a block paved terrace, extending to the side with gates to the front. The garden is enclosed by walling, wooden fencing and a picket fence. 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 are included.



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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.

