

**25 BAYDON ROAD
LAMBOURN, RG17 8NT**



Russell Marshall
Estate Agents

25 Baydon Road Lambourn, Berkshire, RG17 8NT

£450,000

Approximately 9.5 Miles to Hungerford

Approximately 5.8 Miles to M4 Junction 14

- Freehold
- Semi-Detached House
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Cloakroom/Shower
- Two Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Large Driveway & Parking Area Including Gated Driveway At Side
- Beautiful Rear Garden
- Far Reaching Views



Situation

Lambourn is a large village located just a few miles west of Jct 14 of the M4. The village has plenty to offer by way of shops and amenities. There is a sports centre, doctors surgery, dentist, butchers, bakers, hairdresser, as well as some shops, restaurants and public houses. Lambourn benefits from bus services to Hungerford and Newbury. The village is world famous for it's connections to the race horse industry and is also surrounded by unspoilt countryside.



The Property

A very attractive semi-detached cottage offering excellent accommodation and a lovely garden.

This very special home includes a good sized Sitting room with a feature fireplace housing a wood burner, a bright and airy Dining room and a superb kitchen with sleek granite work surfaces and integrated appliances.

Adjoining the kitchen there is a useful utility room and in turn a Cloakroom/Shower room.

Upstairs, there are two generously proportioned Bedrooms served by a high quality Bathroom which includes a bath and a separate shower cubicle. The main bedroom enjoys far-reaching views.

Gas central heating and double glazing are the finishing touch.







Outside

At the front of the house there is a wide gravel driveway for two or more cars and an electric gate at the side provides access to an additional driveway area.

The jewel in the crown of this lovely house is the delightful rear garden which extends approximately 80 feet in length and includes an attractive block paved patio area, rising to a well tended lawn flanked by establish flower and shrub borders. The garden is well enclosed and offers a good degree of seclusion.

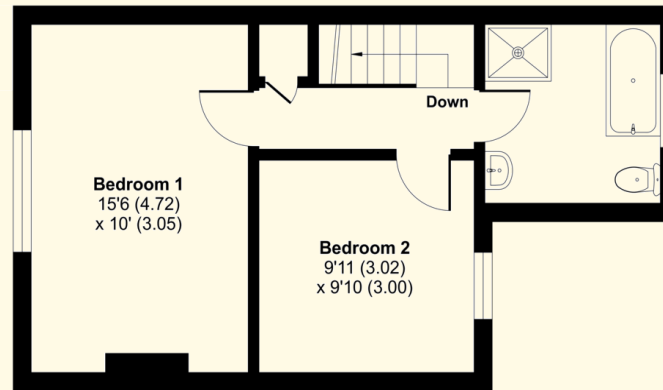




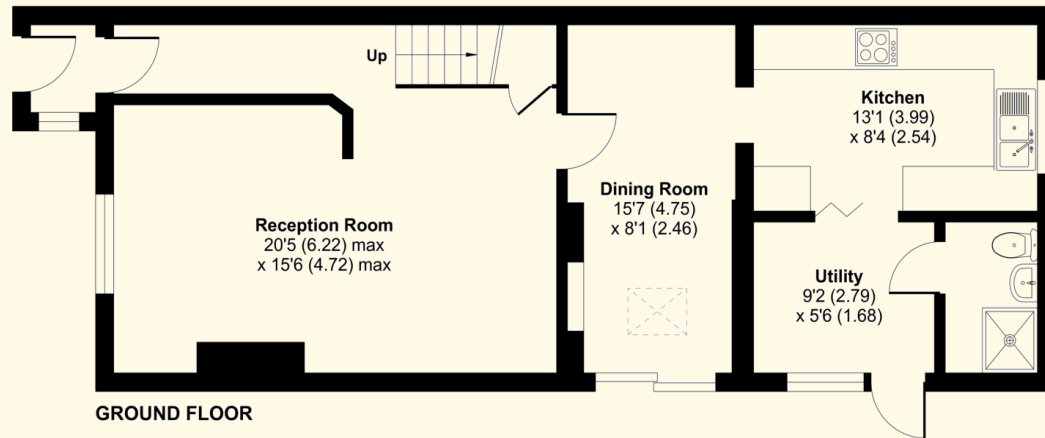
Baydon Road, Hungerford, RG17

Approximate Area = 1066 sq ft / 99 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Russell Marshall Estate Agents. REF: 1032842



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

Services

Gas Central Heating
Mains Water & Drainage

What 3 Words: ///declining.splinters.velocity



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