

**5 NEWBURY ROAD
LAMBOURN**





5 Newbury Road, Lambourn, Hungerford, Berkshire, RG17 7LL

Guide Price £925,000

Approximately 9 Miles to Hungerford

Approximately 6 Miles to M4 Junction 14

Approximately 13 Miles to Newbury

- Freehold
- Detached Period House
- Sitting Room
- Family Room
- Kitchen/Dining Room
- Shower Room
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Gas Central Heating
- Wonderful Gardens Totalling Approximately One Acre
- Large Driveway
- Glorious Far Reaching Views
- Village Location
- Please Note Planning permission granted for 5 Dwellings in field next door to the house see planning number 22/00277/FULMAJ



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 its connections to the race horse industry and is also surrounded by unspoilt countryside.



The Property

A handsome detached house standing in a wonderful elevated plot with glorious far reaching views.

This beautifully presented period home includes a comfortable Sitting room, a Family room with a wood burner and a superb Kitchen/Dining room with French doors leading out to the terrace and garden.

Upstairs there are four generously proportioned Bedrooms served by sumptuous En-Suite and Family Bathroom facilities.

The house has been decorated and finished to an exceptionally high standard and has a very welcoming atmosphere.







Outside

The house stands in a plot of approximately one Acre.

A long private driveway rises to a wide parking area for several vehicles.

The garden itself includes an attractive terrace and outdoor entertaining area complete with outdoor Kitchen space.

There are well tended expansive lawns interspersed with trees and flower borders.

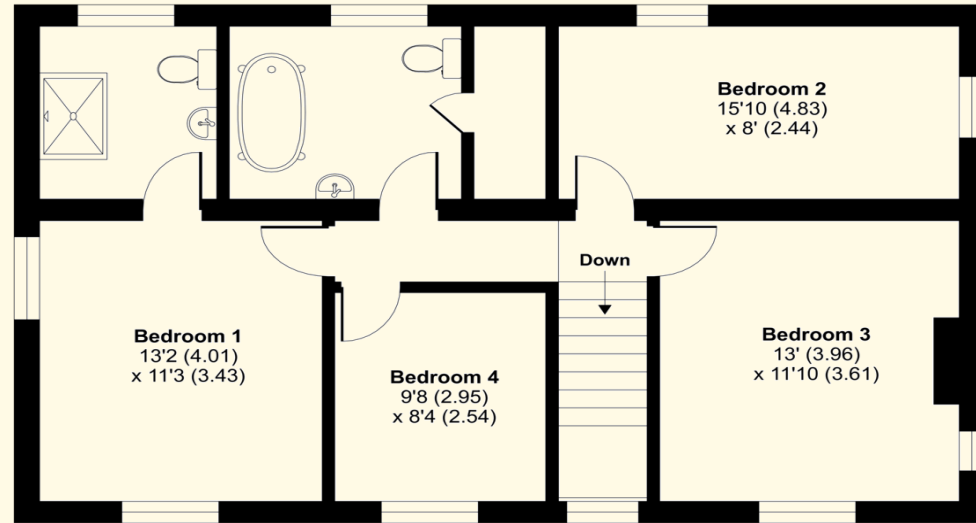




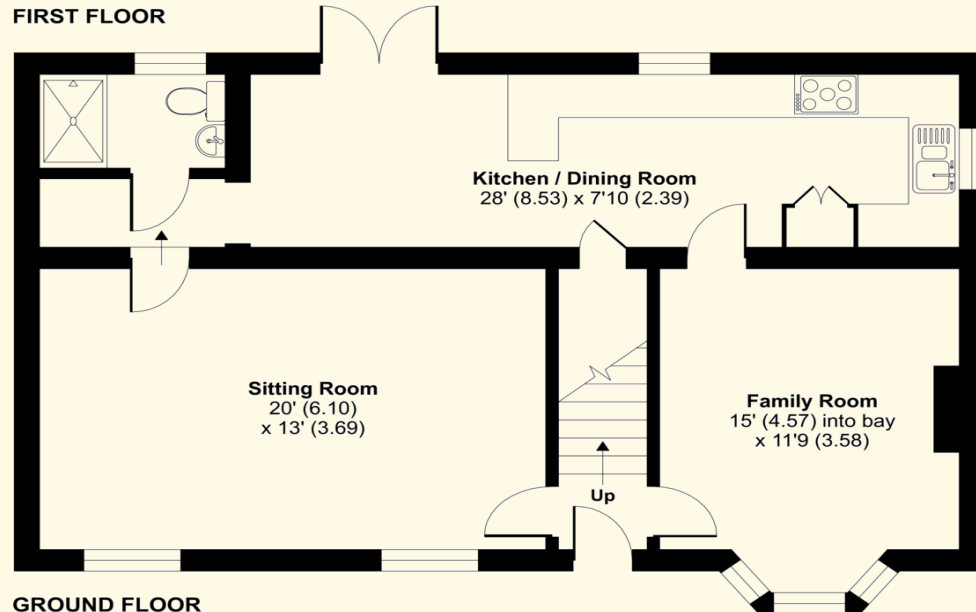
Newbury Road, RG17

Approximate Area = 1607 sq ft / 149.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Services

- Mains Electricity
- Mains Water & Drainage
- Mains Gas

Council Tax Band: E

What 3 Words Location: [///sage.intention.sandpaper](http://sage.intention.sandpaper)



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: 1035767





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