



CHARTWELL NOBLE
ESTATE AGENTS

Lanes End House Ermin Street, Woodlands St. Mary

Guide Price £785,000



This charming 4 Bedroom Detached House presents a rare opportunity for those seeking a private oasis.

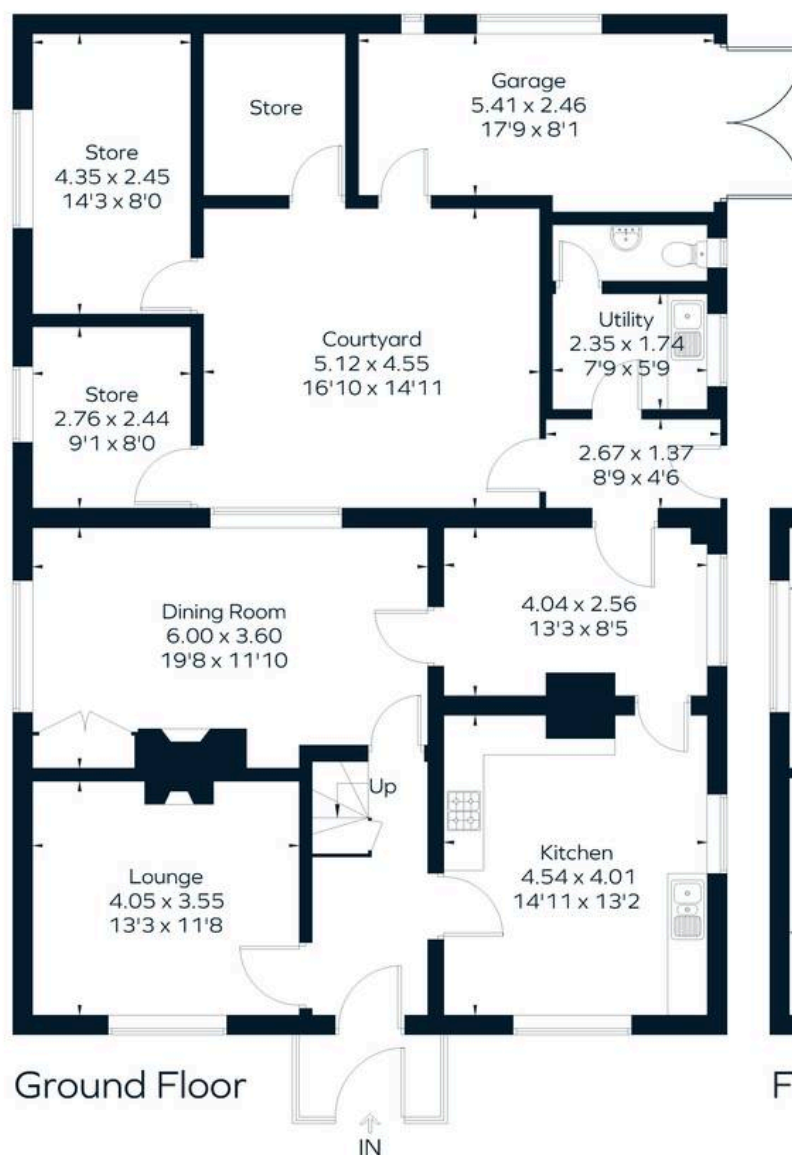
South facing House and situated on a generous 3-acre plot, this home offers tranquillity and space in abundance.

Stepping inside, the property boasts high ceilings throughout, setting an airy and welcoming tone. The rear courtyard features outbuildings perfect for additional storage, together with options for a home office, offering versatility for modern living. With the potential to expand the property subject to planning, this residence provides an ideal canvas for those with grand design aspirations. The property features four double bedrooms, ensuring ample accommodation for a growing family or visiting guests.

Surrounded by a large, open, and mature garden, this home exudes a sense of peace and natural beauty. The outside space is perfect for leisurely strolls or entertaining al fresco, with the acreage providing endless possibilities for outdoor activities. The property benefits from substantial parking along the East side, ensuring convenience for residents and visitors alike.

Whether seeking a peaceful retreat or a spacious family home, this property offers the perfect blend of comfort and potential & would suit either a growing family or a downsizing one with enough space to pursue endless activities.

Approximate Floor Area = 234.1 sq m / 2520 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72941

Lanes End House Ermin Street

Woodlands St. Mary, Hungerford

For sale by online traditional auction - Contact the office for more details

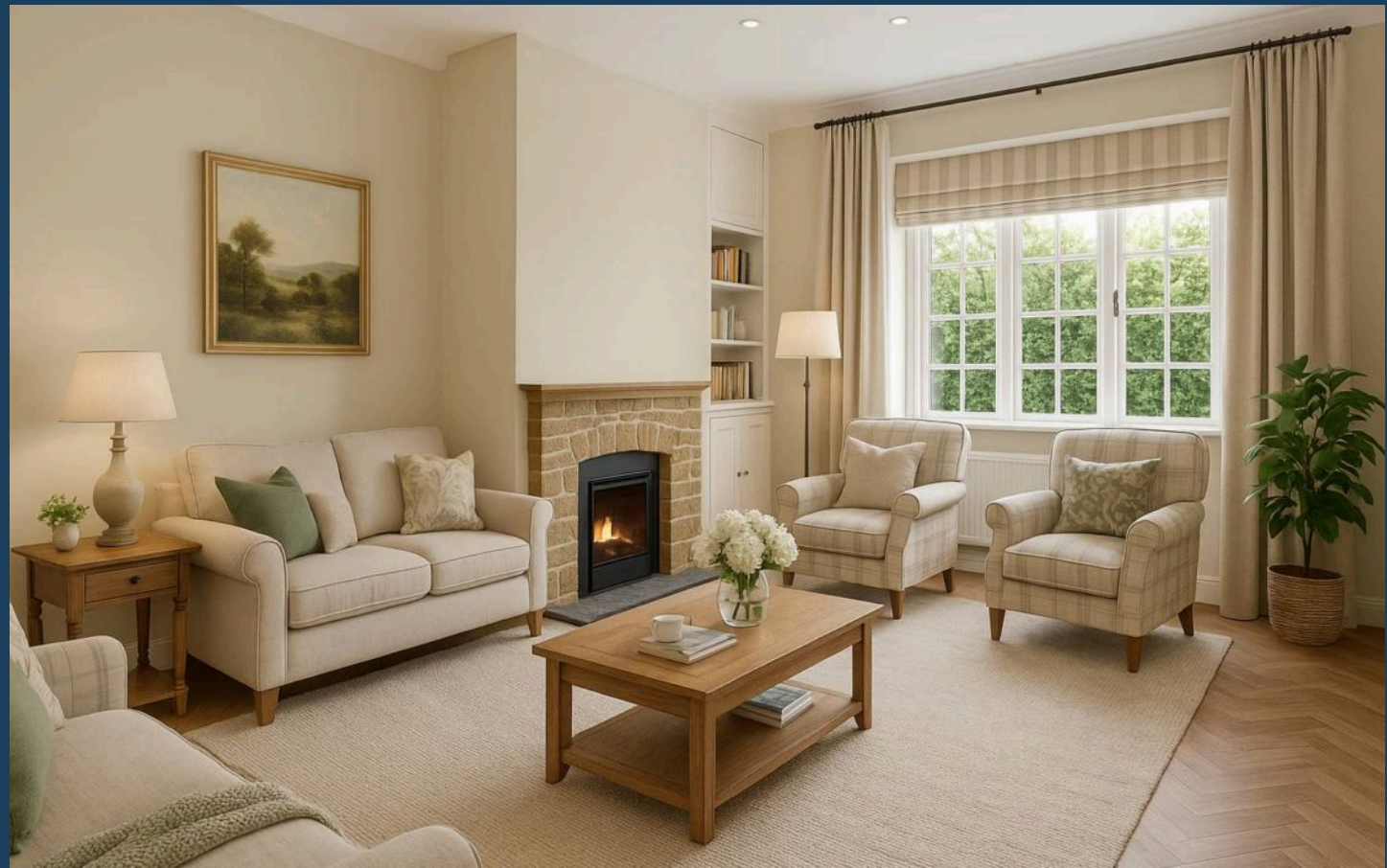
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- South Facing
- 3 Acre plot
- Rear courtyard with outbuildings for extra storage
- Home Office options
- Scope to expand property subject to planning.
- Large open & mature garden
- Four double bedrooms
- High ceilings throughout





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Vendors solicitor contact details: Tanners LLP

Auction fees: Buyers premium: 3% plus VAT (Minimum £6,000 plus VAT) **Deposit:** 10% of sale price (payable at the end of the auction)

Please refer to legal pack for any further charges that may apply

For Sale Via Chartwell Noble Online Auction powered by Bamboo Auctions.

Auction end date and time: 20th November 2025

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit the Chartwell Noble website, and click on the 'online auction' tab.

A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation.

Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via 'Chartwell Noble' and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing & please note that the Estate Agent has a personal interest in the property.





Chartwell Noble - St.John Neilson

Pitt Cottage, Woodlands St. Mary - RG17 7TD

01488 500744 • stjohnn@chartwellnoble.co.uk • www.chartwellnoble.co.uk