



FREEHOLD OFFERS OVER
£265,000

43 Rockfel Road

Lambourn, RG17 8NG



This semi-detached house in a rural village has a private rear garden, garage and parking and is being sold with no ongoing chain.

- Chain free
- In an Area of Outstanding Natural Beauty
- Easy walking distance of village
- 15ft Living / dining room
- 12ft Conservatory
- Enclosed private south facing gardens
- Single garage
- Driveway parking



LOCATION

Rockfel Road is a prestigious development within easy walking distance of the village amenities. Lambourn is a bustling village renowned for its horse racing connections. It offers the convenience of local shops, post office, church, primary and junior schools and recreational facilities and is only 5 miles from junction 14 of the M4 motorway. The market towns of Hungerford and Wantage are approximately 8 miles distant with Newbury 13 miles, Swindon 10 miles and Didcot 14 miles and a main line route to London Paddington. Connecting trains are also available at the nearer location of Hungerford.

DESCRIPTION

This attractive well maintained property benefits from a lovely light and airy feel. The accommodation comprises entrance hall, downstairs cloakroom and a good size living/dining room. The kitchen is spacious and can accommodate a table and chairs and leads to a wonderful conservatory, which can be used all year round, has doors leading to the garden. To the first floor there are two double bedrooms, a single bedroom and a family bathroom.





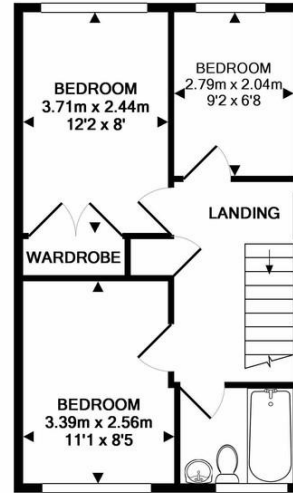
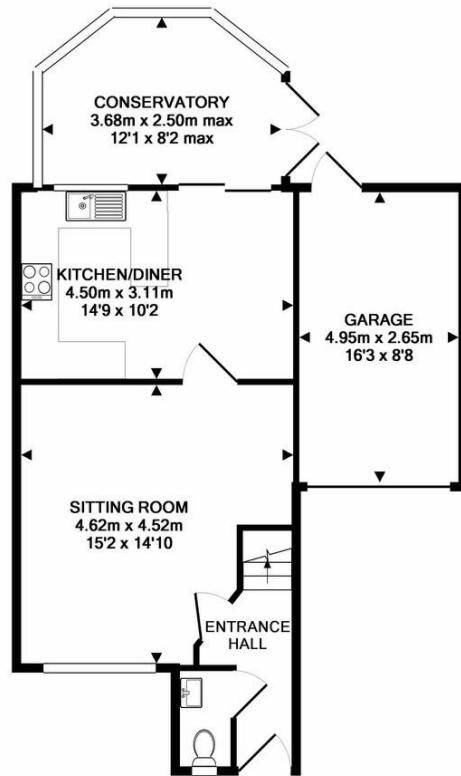
OUTSIDE

To the front of the property there is a pretty front garden with a lawned area and plants. The tarmac driveway provides off road parking and leads to the single garage with an up and over door, light and power and a door to the rear garden. The very attractive rear garden is enclosed has with a patio area perfect for a barbeque. There is a myriad of plants and shrubs as well as hedging. A convenient shed is included.

SERVICES

All mains services are connected. The property operates on gas fired central heating and benefits from double glazing. Energy efficiency rating D.





GROUND FLOOR

1ST FLOOR

43 ROCKFEL ROAD LAMBOURN RG17 8NG
TOTAL APPROX. FLOOR AREA 78.0 SQ.M. (840 SQ.FT.)
Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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DIRECTIONS

From our office in Market Place, Lambourn turn right into Parsonage Lane and take the first turning left into Baydon Road. Take the first turn to the right and then first left into Rockfel Road where the property may be found halfway down on your left.



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